

96 00024

FINAL

GENERAL PLAN
HOUSING ELEMENT

for review by:

Planning Commission & City Council

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1. INTRODUCTION

OVERVIEW

State law requires that the City's Housing Element be updated by mid-year 1989. An updated element must:

1. Comply with the substantive requirements of current housing element law (Article 10.6 of the Government Code, comprised of Sections 65580-65589.5).
2. Include a review of the housing element adopted in 1985 encompassing an evaluation of its effectiveness, progress in implementation, and appropriateness of goals, objectives and policies.
3. Incorporate a new five-year planning period covering 1989 to 1994 (now 1996).
4. Update existing and future housing needs based on the data prepared by the Southern California Association of Governments.
5. Provide current information on site availability.
6. Revise objectives and programs to reflect the new needs analysis and evaluation of previous objectives and programs.

BACKGROUND

Santa Paula's General Plan consists of nine required and four optional elements which set forth the character of the community in terms of land use, open space, circulation and other features of physical, social and environmental importance. One of the 13 elements of the General Plan is the Housing Element. According to Article 10.6 of the Government Code:

The Housing Element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. The Housing Element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

There are three subject areas that must be covered in a housing element including: 1) an assessment of housing needs and an evaluation of resources and constraints relevant to meeting these needs; 2) a statement of the community's housing goals, quantified objectives and policies; and 3) a housing program setting forth a 5-year schedule of implementation actions.

AUTHORIZATION

Housing elements were first mandated by legislation enacted about two decades ago in 1967. In 1977, "Housing Element Guidelines" were published by the State Department of Housing and Community Development (D/HCD). The "guidelines" spelled out not only the detailed content requirements of housing elements but also gave the D/HCD a "review and approval" function over this element of the General Plan. In 1981, the Roos Bill was passed, thereby enacting Article 10.6 of the Government Code. This bill, in effect, placed the guidelines into statutory language and changed the D/HCD's role from "review and approval" to one of "review and comment" on local housing elements.

The intent of this document is to establish appropriate new policy and to reaffirm existing goals, policies and priorities set forth in the 1985 document. The purpose of the Element is to produce new, updated information and to comply with the periodic updating requirements of Article 10.6.

After adoption by the Santa Paula City Council, another revised element is mandated by 1996 under current law. The 1996 document also will need to address the progress made on achieving the goals and objectives stated in this Housing Element.

ORGANIZATION

The updated Housing Element is organized according to the major topics that must be considered by the City to comply with State law. These topics include:

- ✓ Section 2 — Progress Report to explain the effectiveness, appropriateness and achievements of the previous Housing Element.
- ✓ Section 3 — Housing Needs, Resources & Constraints associated with a wide variety of demand and supply factors (as listed on page 3-1).

- ✓ Section 4 — Goals, Policies & Quantified Objectives relative to the maintenance, improvement, and development of housing.
- ✓ Section 5 — 5-Year Housing Program to explain the City's planned actions to address Santa Paula's housing needs.
- ✓ Section 6 — Internal Consistency to describe how, after adoption of the Housing Element, consistency will be achieved with the other elements of the Santa Paula General Plan.
- ✓ Section 7 — Citizen Participation to describe the City's efforts to maximize participation by all economic segments of the community in the preparation of the updated Housing Element.

INTERNAL CONSISTENCY

According to Section 65583(c), the housing program must describe "... the means by which consistency will be achieved with other General Plan elements and community goals". Internal consistency, as used in California planning law, means that no policy conflict exists, either textural or diagrammatic, between the components of an otherwise complete and adequate general plan. The Housing Element update was prepared within the framework of the current General Plan, especially the Land Use Element. No revisions to the Land Use Element text or map will be necessary following adoption of the Housing Element.

CITIZEN PARTICIPATION

According to State law, the Housing Element must describe the City's efforts to achieve public participation of all income groups in the community in the development of its housing element (Section 65583[c]). The State Department of Housing advised that, in addition to holding public hearings at the Planning Commission and City Council, the City should take additional steps to ensure the public participation of all economic segments, including low- and moderate-income households. For example, the draft element could be circulated to housing interest groups, low-income organizations, and community and senior groups. Notices regarding public meetings on the element could be posted in community centers, libraries, City Hall, and throughout the community in public places.

During the course of preparing the Housing Element, the City completed an extensive citizen participation program. That program included:

- ✓ Two joint study sessions of the Planning Commission and City Council.
- ✓ A meeting with the Santa Paula Housing Authority (staff and commissioners) to review a preliminary draft. The Housing Authority serves the needs of very low- and low-income households.
- ✓ A community attitude survey to acquire information on resident's views on a variety of issues including housing needs and goals. All income groups and neighborhoods were included in the mailed survey. The survey was later printed in English and Spanish and published in the local newspaper to obtain additional citizen input.
- ✓ Circulation of the draft Housing Element at City Hall, library and community center. Geographically, Santa Paula is a compact community and these public facilities are accessible to all income groups.

DATA SOURCES

Several sources of information were relied upon to prepare this General Plan element, including:

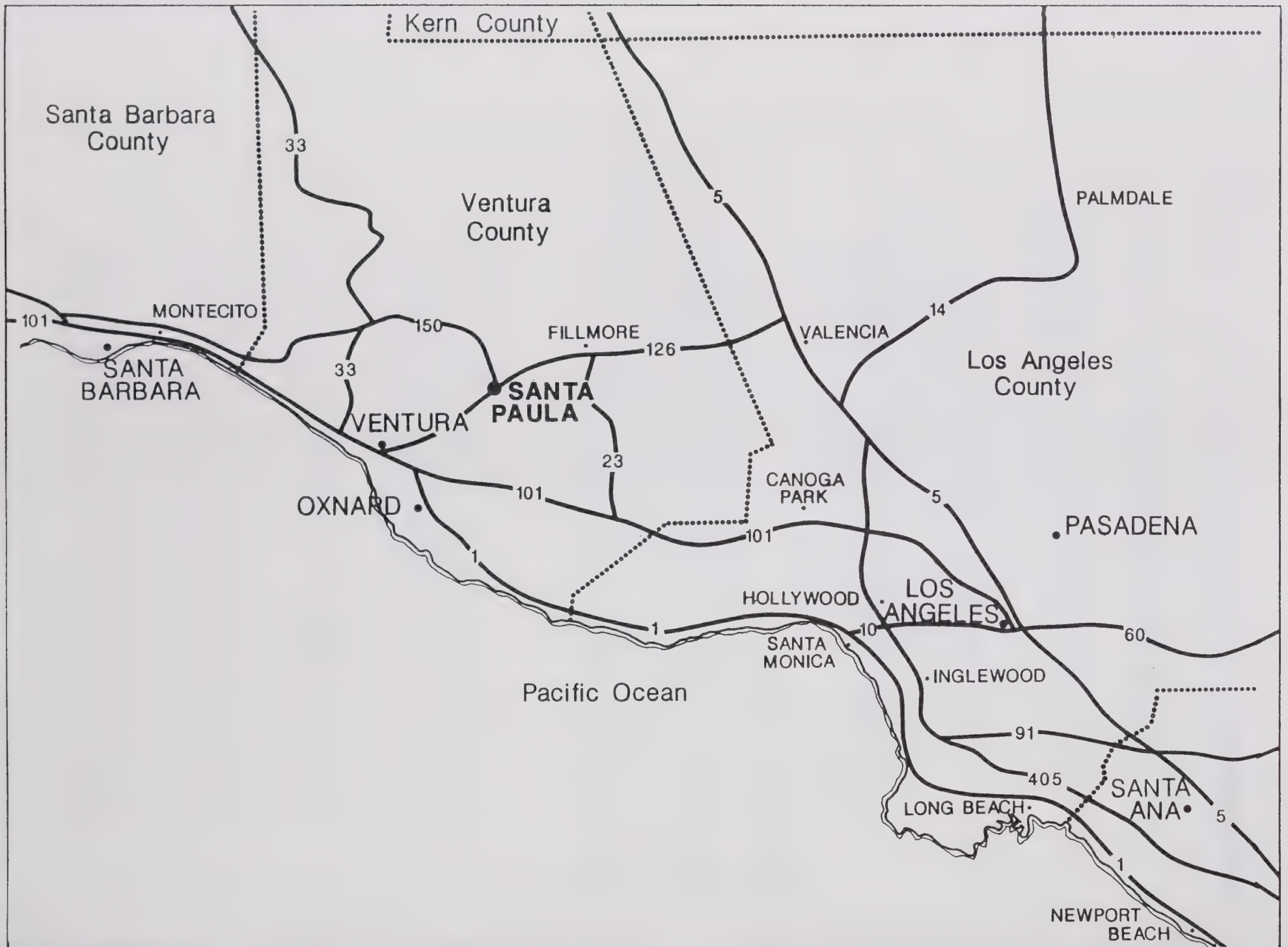
- ✓ Southern California Association of Governments, Regional Housing Needs Statement, (December 1988). This data source is used for the quantification of "existing" and "projected" needs. The SCAG data must be used in local housing elements pursuant to State law and a State Attorney General's opinion.
- ✓ 1980 U.S. Census of Population and Housing. Technical Appendix A contains the most detailed data for Santa Paula City derived from the 1980 Census.
- ✓ 1990 Census of Population and Housing. Data was recently published from this source and included conditions such as housing type; vacant units; home values; contract rents; household size; overcrowded units; and female heads of household.
- ✓ California State Department of Finance, Demographic Research Unit, "County Population and Housing Unit Estimates". This data source is used to track trends on total population, households, and

housing stock composition from 1980 to 1990. Current information is presented in Technical Appendix B.

- ✓ Current housing cost data as supplied by local realtors and by a sample of apartment rental rates. The data for apartments included in the October-November survey are compiled in Technical Appendix D.
- ✓ Other City-specific information was gathered from sources such as City staff; 1978 General Plan; Santa Paula Redevelopment Project EIR; Ventura County Homeless Coalition; California Economic Development Department, Annual Planning Information. This data source contains information on employment trends by industry, labor market statistics and other socio-economic characteristics.

REGIONAL LOCATION

Santa Paula is one of 10 cities in Ventura County; the entire county's population is estimated to be 668,553 as of January 1990. The City's population and housing stock comprise 3.6% of Ventura County's total population and housing supply. Although the City is primarily a single-family community, it contains about 7.5% of the County mobile home supply. Santa Paula's regional location is depicted on Exhibit 1.



Regional Location

SANTA PAULA HOUSING ELEMENT

EXHIBIT 1

2. PROGRESS REPORT

INTRODUCTION

Section 65588(a) of the Government Code requires that the City review the 1985 Housing Element to evaluate:

- ✓ The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal. This goal affirms that the “. . . availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.”
- ✓ The effectiveness of the housing element in attainment of the community's housing goals and objectives.
- ✓ The progress of the City in implementation of the housing element.

Such an evaluation focuses on:

- ✓ “Effectiveness of the element” (Section 65588 [a][2]): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation results), but may be qualitative where necessary (e.g., mitigation of government constraints).
- ✓ “Progress in implementation” (Section 65583 [a][3]): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.
- ✓ “Appropriateness of goals, objectives and policies” (Section 65588 [a][1]): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

1985 HOUSING ELEMENT

Santa Paula's previous Housing Element set forth guidance in terms of “planned objectives, implementation actions and anticipated impacts”. These statements in 14 subject areas (i.e., substandard housing, new housing) are listed in Chart 1. The review of the 1985 Housing Element is presented in that chart and summarized in the following paragraphs on appropriateness effectiveness and implementation progress.

Appropriateness

The 1985 Housing Element included 14 statements related to goals, objectives and policies. These statements address required topics but are too narrow in scope to transfer over completely to the Housing Element update. The statements pertaining to the existing housing stock are generally adequate and further the State housing goals. Likewise, the statements pertaining to new housing are appropriate. However, the goals, policies and objectives associated with assisting in the development of affordable housing, removal of governmental constraints, and equal housing opportunity need to be articulated in light of planning requirements as well as the City's resources and constraints.

Effectiveness

The effectiveness of the 1985 Housing Element is uneven with most planned actions fully achieved and others only partially attained. Of the 14 planned actions, 10 have been fully or almost completely met. The 1985 Housing Element has not been fully effective with regard to 1) removal and replacement of seriously substandard housing; 2) encouragement of large units (3-4 bedroom units); 3) code enforcement actions not fully implemented due to the shifting of staff resources to handle new construction processing; and 4) development of affordable housing to serve as replacement resources. The latter situation (4) is likely due to high increases in land values; resale price increases; and a serious reduction in Federal funding resources.

Progress in Implementation

According to State law, this subject refers to "an analysis of the significant differences between what was projected or planned and what was achieved." Chart 1 summarizes the intent and purpose of the 1985 Housing Element with reference to:

- ✓ Planned Objectives
- ✓ Implementation Actions
- ✓ Anticipated Impacts
- ✓ Level of Achievement

The City's "progress in implementation" is discussed in the fourth column of Chart 1 — Level of Achievement. Most areas experienced significant progress, as explained earlier. The areas needing renewed commitment have been identified and are a particular focus of the new 5-Year Housing Program.

CHART 1 — CITY OF SANTA PAULA HOUSING ELEMENT PROGRESS REPORT

PLANNED OBJECTIVES	IMPLEMENTATION ACTIONS	ANTICIPATED IMPACTS	LEVEL OF ACHIEVEMENT
Encourage the development of single-family and low-density residential clusters in the hillside areas, with proper safeguards for hillside grading, preservation of open space and availability of utility services.	Work with Santa Paula Water Works and property owners to assure that water service becomes available to the sites.	Sites will become available for development at a reasonable cost.	<ul style="list-style-type: none"> ✓ Hillside development standards under review by City staff. ✓ Through land development major water supply problems resolved that will serve most of the hillside area. ✓ Fairly good supply of vacant lots.
Encourage conservation of stable residential areas, and rehabilitation and renovation of blighted and substandard residential areas in the eastern portion of the City, particularly between Richmond Road, Ojai Road, the Southern Pacific Railroad and Santa Paula Creek, and in the area to the south and east of the Civic Center.	Maintain a strong zoning and code enforcement procedure and, if funds become available, provide loans for housing rehabilitation.	Rehabilitation of deteriorating units (5-10 within 5 years) and the preservation of neighborhoods by assuring that junk and other problems are not left on private property.	<ul style="list-style-type: none"> ✓ Ordinances are in place to correct housing quality problems. ✓ Formation of a Redevelopment Agency completed; Project Area determined; 20% affordable housing fund available in the future. ✓ CDBG rehabilitation program instituted. ✓ 25 code violations resolved.
Encourage greater maintenance and home improvement efforts, particularly in the City's older housing units.	Code enforcement and loans if funding becomes available.	The rehabilitation of 5-1 housing units within 5 years and the eventual upgrading of the City's older neighborhoods.	<ul style="list-style-type: none"> ✓ Numerical target exceeded through available rehab loans and correction of code violations.
Enforce minimum housing standards within the context of the City's overall housing goals.	Review all plans submitted through the Growth Management Ordinance for compliance with General Plan standards and continue with the Code Enforcement Program.	Housing will more nearly meet the needs of the community and will be provided with adequate facilities and services so that neighborhoods will be upgraded.	<ul style="list-style-type: none"> ✓ Growth Management Program in place and implemented. ✓ Code enforcement activities limited in implementation; staff reduced; 4 cases process monthly.
Remove substandard (dilapidated) housing units which are beyond repair or are of inadequate original construction. Coordination between the City, Housing Authority, and local realtors will be encouraged in order to obtain priority for persons currently living in substandard units.	Continue with the code enforcement program and request from HUD funding for replacement on a one-for-one basis housing for low- to moderate-income families when a substandard unit is removed. Also, encourage the Housing Authority to find Section 8 units for displaced families or use temporary relocation funds.	Better quality housing for Santa Paula residents and upgrading of neighborhoods.	<ul style="list-style-type: none"> ✓ Replacement funding from HUD unavailable. ✓ Code enforcement not fully implemented. ✓ Coordination with Santa Paula Housing Authority not fully accomplished.

CHART 1 — CITY OF SANTA PAULA HOUSING ELEMENT PROGRESS REPORT

PLANNED OBJECTIVES	IMPLEMENTATION ACTIONS	ANTICIPATED IMPACTS	LEVEL OF ACHIEVEMENT
<p>Encourage the creation of more housing units for large, lower-income families through:</p> <ul style="list-style-type: none"> — The Santa Paula Housing Authority, and — Rehabilitation and conversion of large, older, single-family homes. 	<p>Encourage builders to build some 3- and 4-bedroom apartments in new projects by providing additional points for such units in the growth management ordinance evaluation process..</p>	<p>A reduction in the number of people living in overcrowded conditions.</p>	<ul style="list-style-type: none"> ✓ Goal not met, but should improve in near future. ✓ R-2D zone encourages larger units. ✓ Points for larger units (through the Growth Management Ordinance) marginally effective.
<p>Develop more expensive housing units in a variety of residential types (single-family, condominium, and apartments) to upgrade the residential tax base and maintain a diversity in the City's population. Minimum lot sizes in new residential tracts should provide sufficient area for future additions and improvements to these homes.</p>	<p>Place a Planned Development (PD) zoning designation on vacant residential property so all projects can be assessed as to design, orientation, and lot dimensions.</p>	<p>Housing of better quality than average will be constructed, thereby attracting or serving higher-income families.</p>	<ul style="list-style-type: none"> ✓ Met goal; 50%+ of all housing built in higher cost category. ✓ Zone change requests must usually include a PD designation. ✓ Lots available for custom homes.
<p>No new residential development shall be permitted south of the Santa Paula Freeway (except in the area westerly of the properties fronting on Laurie Lane and easterly of the properties fronting on Acacia Road and northerly of the average lot depth of properties on the south side of Cornell Drive) due to flood hazards and incompatible adjacent (airport and industrial) uses.</p>	<p>Change the zone of any existing vacant residential land in the area to an industrial, open space, or airport classification as may be compatible with the Land Use Element of the General Plan.</p> <p>Also, deny any requests for such uses by conditional use permit and encourage the conversion of residential land in areas zoned for manufacturing uses to industry.</p>	<p>New residential units will not be constructed and existing houses will gradually be replaced with industrial uses.</p>	<ul style="list-style-type: none"> ✓ No new residential units allowed in this area. ✓ 25% of existing homes in this area replaced. ✓ Outstanding land use issues to be resolved by General Plan under preparation.

CHART 1 — CITY OF SANTA PAULA HOUSING ELEMENT PROGRESS REPORT

PLANNED OBJECTIVES	IMPLEMENTATION ACTIONS	ANTICIPATED IMPACTS	LEVEL OF ACHIEVEMENT
A planned development (PD) overlay shall be created for all undeveloped residential areas of the City to allow the Planning Department and the Planning Commission greater flexibility in dealing with individual residential development proposals.	Change the zone to a PD overlay designation on vacant residential parcels.	Quality of development will increase and more flexibility in setbacks, types of projects, and open spaces will be possible.	<ul style="list-style-type: none"> ✓ Accomplished; PD process used continuously. ✓ All projects reviewed by Growth Management Ordinance process. ✓ Zone changes requested for rural agricultural parcels will have a PD overlay applied.
In the face of increasing fiscal and social pressures, the City of Santa Paula must balance its need for subsidized housing with such economic need factors as increased job opportunities, a broader tax base — including industrial and commercial development — and upgrading of this housing stock. For this reason, the City favors a fair-share distribution of subsidized housing units throughout the County, both in cities and in the unincorporated areas.	<p>Accept no new construction units of low-to moderate-income housing from governmental funding sources unless such housing replaces substandard units on a one-for-one basis.</p> <p>Encourage more industrial development to provide jobs for the unemployed already in Santa Paula.</p>	The number of low-income families will gradually diminish in proportion to moderate-income families and, as job opportunities increase, more families will be able to afford adequate housing.	<ul style="list-style-type: none"> ✓ No governmentally funded projects proposed. ✓ Lemonwood industrial park completed. ✓ 150 unit senior project approved.
Establish a housing mix policy for new housing within the City which provides adequate housing choices for all segments of the community.	Use the housing mix policy within the Housing Element when assessing new projects which are discretionary to determine if they comply with the policy.	The City will be able to determine if condominium conversions should be permitted or if single-family homes or condominiums rather than apartments should be permitted on various properties.	<ul style="list-style-type: none"> ✓ Higher-end housing development accomplished. ✓ No request for condominium conversions were received or processed.
Establish and encourage residential densities which will distribute the population in optimum relationship to community facilities and public utilities.	Zone land in accordance with the availability of the services and review projects in outlying areas which must be annexed to determine if they will use services required by properties within the City limits.	Services will not become overburdened.	<ul style="list-style-type: none"> ✓ Growth in outlying areas avoided by Sphere-of-Influence boundary and Guidelines for Orderly Development. ✓ Growth Management Ordinance ensures availability of services prior to development.

CHART 1 — CITY OF SANTA PAULA HOUSING ELEMENT PROGRESS REPORT

PLANNED OBJECTIVES	IMPLEMENTATION ACTIONS	ANTICIPATED IMPACTS	LEVEL OF ACHIEVEMENT
Use the Housing Element as a guide for municipal decisions and for an understanding as to how these decisions affect the quality of the housing stock and inventory.	Continually refer to the Housing Element in staff reports so that the City Council and Planning Commission are aware of impacts of their decisions on housing.	More responsible decisions regarding housing will be made.	<p>✓ Housing Element was not as applicable an instrument to evaluate newer development.</p> <p>✓ Housing Element is used as appropriate.</p>
Assure consistency of the Housing Element and adopted population forecasts of the Air & Water Quality Management Plans as well as with other elements of the Santa Paula General Plan.	Implement the Growth Management Ordinance.	The population limits will not be exceeded, and the housing mix and design policies of the General Plan will eventually be achieved.	<p>✓ Growth Management Ordinance program in place and implemented continuously. Process is being streamlined.</p>

3. HOUSING NEEDS, RESOURCES & CONSTRAINTS

INTRODUCTION

According to Article 10.6, Section 65583 (a), of the Government Code, a housing element must contain: “An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include the following:

- (1) Analysis of population and employment trends and documentation of projections and a quantification of the locality’s existing and projected housing needs for all income levels. These existing and projected needs shall include the locality’s share of the regional housing need in accordance with Section 65584.
- (2) Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- (3) An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.
- (4) Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- (5) Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- (6) Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of households, and families and persons in need of emergency shelter.
- (7) Analysis of opportunities for energy conservation with respect to residential development.

- (8) An assessment of existing assisted housing developments that are eligible to change to non-low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of use contracts.”

The purpose of Section 3 is to provide data, information and analysis that responds to these housing element planning requirements:

HOUSING NEEDS ASSESSMENT

Section 65583 (a)(1), as noted above, requires that one part of the housing needs assessment include:

- ✓ Analysis of population and employment trends.
- ✓ Documentation of population and employment projections.
- ✓ Quantification of existing needs.
- ✓ Quantification of projected needs.

The assessment of existing and projected needs must include the locality’s share of the regional housing need, as explained earlier.

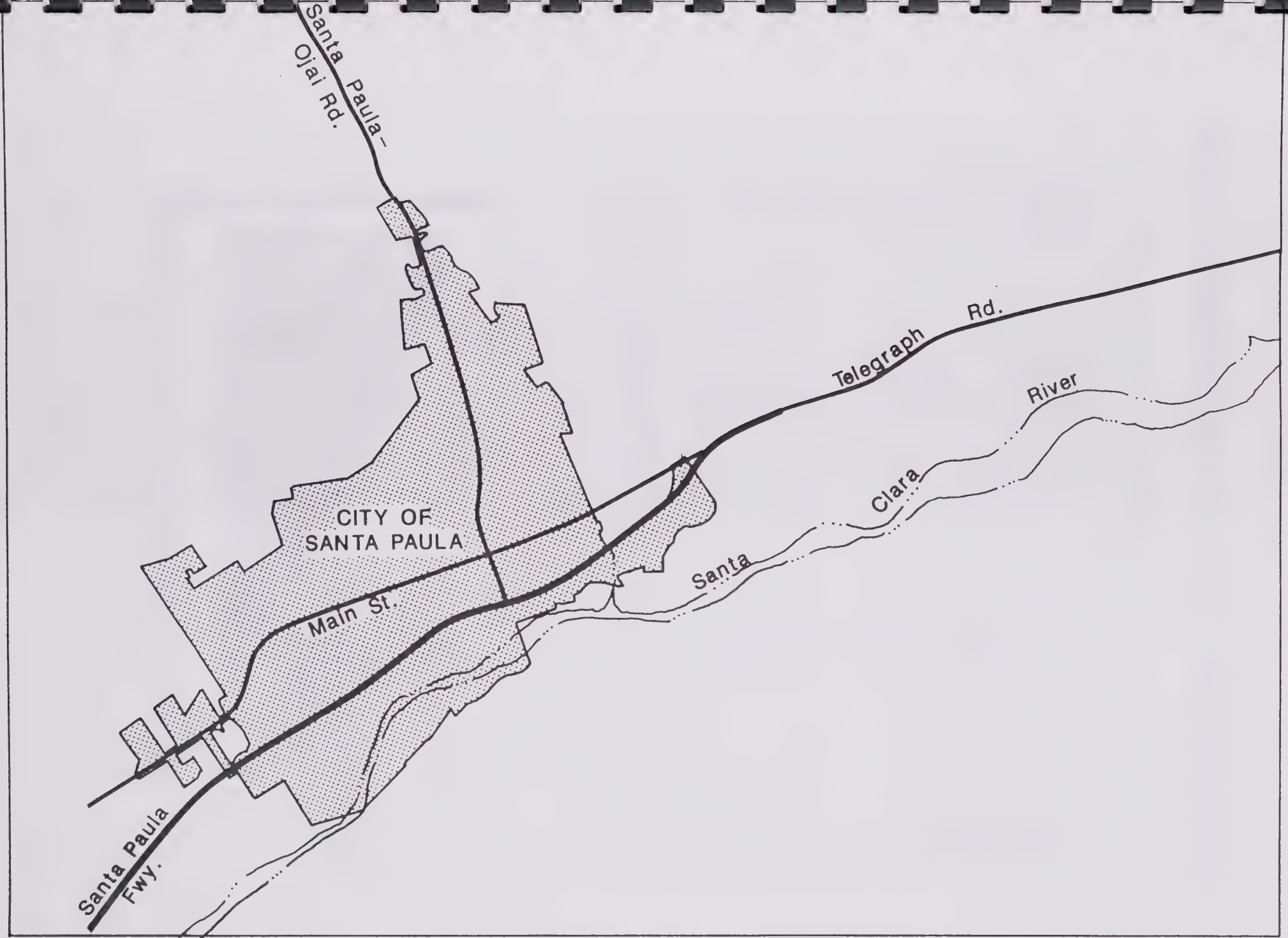
Population and Employment Trends Analysis

Regional Setting

Santa Paula is located in western Ventura County, 65 miles northwest of Los Angeles County and 42 miles southeast of Santa Barbara. The City is situated within the Santa Clara River Valley and between the cities of Ventura and Fillmore. Exhibit 2 delineates the City’s boundaries.

Population

Between April 1980 and January 1990, Santa Paula’s population increased from 20,658 to 24,016. The City’s annual population increase was 336 and averaged .8% to 2.8% per year. Table 1 and Chart 2 show the population change during the past decade.



City Boundaries
SANTA PAULA HOUSING ELEMENT

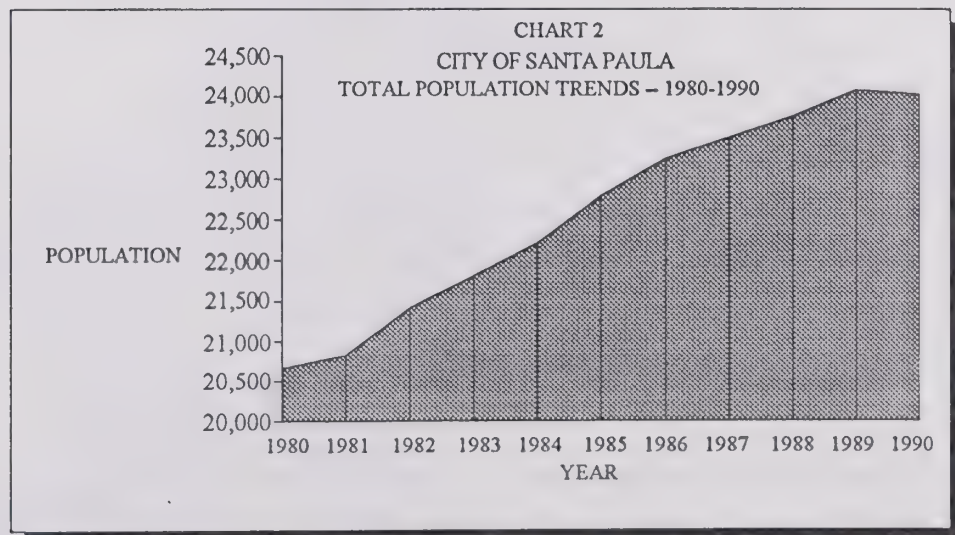
TABLE 1
CITY OF SANTA PAULA: TOTAL POPULATION — 1980-1990

Year	Total Population	Annual Numerical Increase	Annual Percentage Increase
1980	20,658		
1981	20,824	166	
1982	21,412	588	0.8%
1983	21,806	394	2.8%
1984	22,204	398	1.8%
1985	22,781	577	1.8%
1986	23,232	451	2.6%
1987	23,488	256	1.9%
1988	23,743	255	1.1%
1989	24,073	330	1.1%
1990	24,016	-57*	1.4%
		3,358	

Source: State Department of Finance, Demographic Research Unit, "Population and Housing Unit Estimates", 1980-1990, as of January 1 each year; April 1st 1980.

Table construction by Castañeda & Associates.

*The population loss is due to demolitions recorded in 1989.



Employment*

An estimate of the number of jobs in Santa Paula is best approximated by the amount of developed commercial and industrial land. The largest employers within the City are agricultural, agricultural processing, retail, industrial and public uses. Based upon a 1989 survey of developed land within the city, 169.01 acres are developed in industrial uses and 139.30 acres are developed in commercial uses. These represent 22.8% and 18.8% of the developed land within the City. Thus, 41.6% of all the developed land is dedicated to uses which provide local employment. An analysis of non-residential development that has taken place since 1983 shows that 62.6% was for industrial land uses.

By using broad measures of employment density, estimates of local jobs can be established. There is now in the City 1,084,450 square feet of industrial uses and 1,664,017 square feet of commercial development. Commercial land uses provide 4,660 jobs based on an employee density factor of 350 SF/employee (existing commercial space of 1,664,017 square feet divided by 350 SF/employee). About 1,807 people are employed in industrial activity (1,084,450 square feet at 600 SF/employee). Thus, about 6,500 private sector jobs are now filled in the City. With public and miscellaneous employment the jobs/housing ratio would approach 1.0 (about 8,066 jobs). Therefore, the current jobs estimate is:

<u>Job Source</u>	<u>Number of Jobs</u>
✓ Commercial	4,660
✓ Industrial	1,807
✓ Other	<u>1,559 (to set a 1.0 j/h ratio)</u>
	8,066

***Source:** The land use statistics, developed and undeveloped land data, and employee density factors are based on: Urban Futures, Inc. with Agajanian Associates, Economic Development Evaluation for the City of Santa Paula, (July, 1989).

Population and Employment Projections

Population

Official population projections for the City and Air Quality Management Plan are prepared periodically by the County of Ventura Resource Management Agency. The population projections for Santa Paula are listed below:

<u>Year</u>	<u>Population</u>
1995	26,000
2000	27,500
2005	29,000
2010	30,500

Thus, over a two-decade period from 1990-2010 a total population increase of 6,484 is projected for an average of 324 persons per year. This projected population increase is consistent with the actual gains during the 1980 to 1990 decade.

Employment

Job projections (or local employment) are based on two factors: the commercial and industrial land use potential per the General Plan and employee density ratios. The Land Use Element allocates 558.62 acres for industrial uses which allows for the addition of another 389.61 acres of industrial development (in addition to what already is built). The General Plan allows for 171.54 acres of commercial development for an addition of 32.24 acres of new commercial land use. (The airport is treated separately and is allocated 52.71 acres.) The current employee density ratios are 10.69 employees per developed industrial acre and 33.45 employees per developed commercial acre.

<u>Land Use</u>	<u>Undeveloped Acreage</u>	<u>Employees Per Acre Ratio</u>	<u>Potential Jobs, Local Employment</u>
Industrial	389.61	10.69	4,166
Commercial	32.24	33.45	<u>1,079</u>
New Employment (Job) Projection:			5,245

Jobs-Housing Balance Analysis

State and Regional Policies

This land use planning topic has been considered in several ways; some of these relate to housing needs. For instance, State law requires cities to zone “sufficient vacant land for residential use . . . in relation to zoning for non-residential use . . .” (Government Code Section 76913.1). Moreover, the State housing element law, as noted in this sub-section, also requires that population and employment projections be considered by cities in estimating housing needs.

On the topic of jobs-housing balance, the State Department of Housing and Community Development has offered the following observations:

“Jobs-housing balance is an increasingly important concept to local planners, developers, employers, and residents. Generally, jobs-housing balance recognizes the desirability for housing type and availability to match housing need, using nearby or regional employment (i.e., number and type of jobs) as the determiner of need. It enters into discussions of commercial and industrial development, housing shortages, housing affordability, and local growth.

As California cities grow, jobs-housing balance will become an even more important consideration in planning. City, county, regional, and State governments must work together to achieve complementary, coordinated development which ensures safe, adequate, appropriate housing for all the state’s workers.” *

The Southern California Association of Governments has prepared three interdependent plans to redirect growth in Ventura, Los Angeles, Orange, Riverside, San Bernardino and Imperial Counties to alleviate traffic congestion and reduce air pollution. The three interrelated plans are listed below:

- ✓ Growth Management (GMP)
- ✓ Regional Mobility (RMP)
- ✓ Regional Housing Needs Assessment (RHNA)

***Source:** California Department of Housing and Community Development, Jobs Housing Balance, (December 1987), page 1.

The Growth Management Plan is the core of these plans. Its assumptions regarding future growth are what drive the Regional Mobility Plan and Regional Housing Needs Assessment. The main purpose of the Growth Management Plan is to identify ways of altering land use patterns in the region in order to improve the jobs/housing balance. The main purpose of the Regional Mobility Plan, whose preparation was mandated by the State, is to identify specific methods of improving circulation in the region. Finally, the Regional Housing Needs Assessment uses population forecasts from the Growth Management Plan to estimate regional needs for affordable housing and quantifies housing unit needs for each jurisdiction in order to distribute this housing more evenly throughout the region.

Current/Future Jobs-Housing Ratios

Ideally, a jobs-housing balance is to be reached by the year 2010 at the sub-regional level in Southern California. SCAG has outlined 24 sub-regions and jobs-housing ratios for 1984 and 2010. These current and projected ratios are summarized in Table 2 which notes a jobs/housing balance of 1.09 for Western Ventura County sub-region within which Santa Paula is located.

TABLE 2
WESTERN VENTURA COUNTY: CURRENT AND
PROJECTED JOBS/HOUSING RATIOS

	<u>1984 Jobs</u>	<u>1984 Housing</u>	<u>Jobs/Housing Balance</u>
Oxnard	39,000	37,900	1.03
Camarillo	18,085	16,002	1.13
Ventura	38,265	34,006	1.13
Port Hueneme	11,713	7,195	1.63
<i>Santa Paula</i>	<u>4,432</u>	<u>7,456</u>	<u>.59</u>
Total	111,495	102,559	1.09

	<u>2010 Jobs</u>	<u>2010 Housing</u>	<u>Jobs/Housing Balance</u>
Oxnard	79,000	73,010	1.08
Camarillo	25,818	26,402	.98
Ventura	62,422	55,901	1.12
Port Hueneme	20,511	15,409	1.33
<i>Santa Paula</i>	<u>6,644</u>	<u>10,655</u>	<u>.62</u>
Total	194,395	181,377	1.07

Source: Southern California Association of Governments,
Draft City Baseline Projections, 1987.
 Table construction by Castañeda & Associates

Quantification of Existing Housing Needs

Section 65583 (a)(1) of the Government Code requires a quantification of a locality's existing housing needs. Pursuant to State law, SCAG is the regional planning agency delegated the responsibility for estimating the existing needs, in quantifiable terms, for the cities in the six county area encompassed by Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial Counties. These estimates and projections are included in the 1988 Regional Housing Needs Assessment (RHNA).

The RHNA defines overpayment as the number of resident lower income households paying 30% or more of their income for housing. According to the RHNA, there are 1,373 resident lower income households paying 30% or more of their income on housing costs. This number equals 17.8% of Santa Paula's total resident households. The income and tenure distribution of these 1,373 lower income households is listed in Table 3.

TABLE 3
CITY OF SANTA PAULA: LOWER INCOME HOUSEHOLDS
PAYING MORE THAN 30% OF INCOME FOR SHELTER
(OVERPAYMENT) — 1988

	<u>Number of Households</u>	<u>Percentage Distribution</u>
Very Low-income		
Owners	207	15.1%
Renters	818	59.6%
Low-income		
Owners	90	6.5%
Renters	<u>258</u>	<u>18.8%</u>
Total:	1,373	100.0%

Source: Southern California Association of Governments, Revised Regional Housing Needs Assessment, Table 5, (December 1988).
Table construction by Castañeda & Associates.

Projected Needs and Share of Regional Housing Need

Article 10.6 Requirements

Under Section 65584 (a), regional planning agencies are responsible for determining projected housing needs for all income levels. The projected housing needs must take into consideration the following factors:

- ✓ Market demand for housing
- ✓ Employment opportunities
- ✓ Availability of suitable sites
- ✓ Availability of public facilities
- ✓ Commuting patterns
- ✓ Type and tenure of housing needs
- ✓ Housing needs of farm workers

In addition, the distribution of housing need, pursuant to the state housing element law, must seek to avoid further “impaction” of jurisdictions with relatively high proportions of lower income households.

State legislation describes the content requirements of local housing elements. According to the State housing element legislation, “. . . a locality’s share of the regional housing needs includes that share of the housing needs of persons at all income levels within the area significantly affected by a jurisdiction’s general plan” (Section 65584 (a)). In addition, according to that same section, “Each locality’s share shall be determined by the appropriate councils of government consistent with the criteria” set forth by the State Department of Housing and Community Development. In the case of Santa Paula, this appropriate council is SCAG.

Southern California Association of Governments (SCAG) Criteria

Definition of Need: “Future Need” is defined as number of additional housing units by income level that will have to be added to each jurisdictions’ housing stock from July 1, 1989, to June 30, 1994 in order to:

- ✓ Accommodate household growth;
- ✓ Compensate for demolitions and other inventory losses;
- ✓ Achieve a 1994 vacancy rate that will allow the market to operate efficiently.

Definition of Income Groups: Four income levels are identified in State law that must be considered in the Future Need calculations. These are based on percentages of the Ventura County median annual household income:

<u>Income Groups</u>	<u>Percent of Median Income</u>
✓ Very Low	< 50%
✓ Low	50% to 80%
✓ Moderate	81% to 120%
✓ Above Moderate	120% +

Income Limits: The annual incomes for each income level are defined annually by the State Department of Housing and Community Development. The incomes vary according to household size, gradually increasing by the number of persons in the household. Table 4 reports the Ventura County income limits for the four income groups by household size (one to four persons).

TABLE 4
VENTURA COUNTY: 1995 INCOME LIMITS BY HOUSEHOLD SIZE

<u>Income Group</u>	<u>Household Size</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Very Low	\$20,250	\$23,150	\$26,050	\$28,950
Low	\$28,150	\$32,150	\$36,200	\$40,200
Moderate	\$48,650	\$55,600	\$62,550	\$69,500
Above Moderate	\$48,650+	\$55,600+	\$62,550+	\$69,500+

Source: Department of Housing and Community Development, Division of Housing Policy Development, "New Income Limits", (February, 1995).

Avoidance of Impaction: The State housing law requires that in allocating future housing need by income level, further "impaction", or concentration of lower income households, be avoided. Cities with a percentage of lower income households higher than the regional average are called "impacted" jurisdictions. The 1988 RHNA deals with the "avoidance of impaction" criteria by allocating reduced percentages of lower income and increased percentages of middle and upper income units to impacted jurisdictions, while reversing the allocation to non-impacted cities.

Future Projected Need

These needs quantify the number of housing units by income level that should be added to each jurisdiction's housing stock from July 1, 1989 through June 30, 1994. Table 5 indicates Santa Paula's projected housing needs through mid-year 1994. The projections indicate a need for 398 market rate housing units (moderate and above moderate) during the planning period. In addition, the RHNA forecast a need for 221 housing units for very low- and low-income households. According to SCAG:*

“Identification of Future Need for the higher income levels gives each jurisdiction an estimate of effective demand, or how much demand for housing there will be in the locality as a function of market forces. Future Need at the lower income levels is often largely latent demand, since such income levels, without subsidy or other assistance, are often ineffective in causing housing to be supplied.” (emphasis added)

The principal factors causing the need for new housing include household growth, vacancy adjustment and replacement of demolished housing units. The numerical contribution to housing need of each factor are presented in Table 6.

* Southern California Association of Governments, 1988 Regional Housing Needs Assessment for Southern California, March 1988, page 8.

TABLE 5
CITY OF SANTA PAULA: FUTURE HOUSING NEEDS
BY INCOME CATEGORY — 1989-1994

<u>Income Category</u>	<u>Number of Housing Units</u>	<u>Percentage Distribution</u>
Very Low	83	13.4%
Low	138	22.3%
Moderate	187	30.2%
High	<u>211</u>	<u>34.1%</u>
Total	619	100.0%

Source: Southern California Association of Governments, Revised Regional Housing Needs Assessment, Table 11, (December 1988).
 Table construction by Castañeda & Associates.

TABLE 6
CITY OF SANTA PAULA: FUTURE HOUSING NEEDS FACTORS

	<u>Number of Housing Units</u>	<u>Percentage Distribution</u>
Household Growth	487	78.7%
Vacancy Adjustment	95	15.3%
Demolition Adjustment	<u>37</u>	<u>6.0%</u>
Total	619	100.0%

Source: Southern California Association of Governments, Revised Regional Housing Needs Assessment, Table 18A, (December 1988).
 Table construction by Castañeda & Associates.

HOUSEHOLD AND HOUSING CHARACTERISTICS

Section 65583 (a)(2) of the Government Code requires that a housing element include an analysis of:

- ✓ Level of payment compared to ability-to-pay;
- ✓ General housing characteristics;
- ✓ Overcrowding;
- ✓ Housing stock condition.

Level of Payment Compared to Ability-to-Pay

This analysis depends on the following factors:

- ✓ Annual income limits for the four income levels, adjusted by household size, as reported earlier in Table 4.
- ✓ Percentage of income allocated to housing costs as a measure of ability-to-pay. This criterion is 30% allocated to housing costs based on the threshold adopted by SCAG in the assessment of existing housing needs.

Table 7 presents the analysis of level of payment compared to ability-to-pay. This analysis covers costs and income for households ranging in size from one to four persons. The average household size for Santa Paula is three persons.

TABLE 7
CITY OF SANTA PAULA: LEVEL OF HOUSING
PAYMENT COMPARED TO ABILITY-TO-PAY 1995

<u>Persons Per Household</u>	<u>Annual Income Limits</u>	<u>Monthly Level of Payment *</u>
<u>Very Low-income</u>		
1	\$20,250	\$506
2	\$23,150	\$578
3	\$26,050	\$651
4	\$28,950	\$723
<u>Low-income</u>		
1	\$28,150	\$703
2	\$32,150	\$803
3	\$36,200	\$904
4	\$40,200	\$1005
<u>Moderate-income</u>		
1	\$48,650	\$1,216
2	\$55,600	\$1,390
3	\$62,550	\$1,563
4	\$69,500	\$1,737

* Ability-to-pay criterion is 30% of monthly income.
 Table construction by Castañeda & Associates.

Housing Characteristics

Housing Stock

As of April 1990, Santa Paula had a housing stock comprised of 8,062 dwelling units and a population of 25,062. Between April 1980 and January 1990, the City's housing stock increased by 890 dwelling units. The majority of Santa Paula's housing units are single-family dwellings; the complete breakdown is listed in Table 8. Information is available on Santa Paula's housing stock by types which are defined below.

- ✓ Single-family dwellings: Single family units that are detached from any other house with open space on all four sides.
- ✓ Single-family attached dwellings: Single family units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and forms a property line. Each unit has its own heating system.
- ✓ Two-to-four units: Units with two, three, or four housing units in one structure.
- ✓ Five-or-more units: Units with five or more housing units in one structure.
- ✓ Mobile homes: This includes both occupied and vacant mobile homes used for residential housing. Also included are any occupied residential units which do not fit into the other categories, such as vans, tents, and houseboats.

TABLE 8
CITY OF SANTA PAULA
HOUSING STOCK COMPOSITION — 1990

<u>Housing Type *</u>	<u>Number of Housing Units</u>	<u>Percentage Distribution</u>
1, Detached	4,754	59.0%
1, Attached	704	8.7%
2	270	3.4%
3 or 4	534	6.6%
5 to 9	433	5.4%
10 to 19	340	4.2%
20 to 49	120	1.5%
50 +	-0-	-0-
Mobile home	824	10.2%
<u>Other</u>	<u>83</u>	<u>1.0%</u>
TOTAL:	8,062	100.0%

* Number of units in the structure.

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

Vacant Units

Unoccupied, or vacant, housing units are an important characteristic of the stock. As noted in the discussion of projected housing needs, the need to add housing to create a healthy vacancy rate is one of three components used to determine new construction requirements. For Santa Paula, the “vacancy adjustment” per the SCAG methodology is 95 housing units (or 15% of the new construction need). According to the SCAG formula, vacancy adjustment refers to:

“The existing need for vacant units is defined as the additional units needed to achieve an ideal vacancy rate of 2% in single-family units and 5% in multi-family units in 1988. The existing need for vacant units increases future housing needs in localities where the rate is below the ideal level (“deficit” in vacant units) and lowers future housing unit needs in communities that have a vacancy rate above the ideal level (“surplus” in vacant units), except in jurisdictions whose vacancy rate, as reported by DOF, exceeds 10%.”

“Because the existing need for vacant units affects the level of needed housing development in the future, this component of existing need is part of the future housing need assessment.”

According to these factors, the City should have 248 vacant housing units based on the housing tenure characteristics as of the April 1990 Census:

✓	4,488 owner-occupied units x 2%=	90
✓	3,176 renter-occupied units x 5%=	<u>158</u>
		248

The status of vacant housing units per the 1990 Census is listed below:

✓	For Rent	145
✓	For Sale Only	50
✓	Rented or Sold, Not Occupied	95
✓	For Seasonal, Recreational or Occasional Use	10
✓	For Migrant Workers	20
✓	Other Vacant	<u>78</u>
		398

It appears from these data that the City had a “vacancy surplus” in the context described in the preceding paragraph.

Overcrowded Households

A unit is considered overcrowded if it has more than 1.01 or more persons per room (excluding bathrooms, halls, or utility rooms). In Santa Paula 985 units were determined to be overcrowded, according to the 1980 Census. These units comprise 14% of the total occupied housing stock. The largest number of overcrowded units were rental units which equaled 75.8% of all the overcrowded housing units.

According to the 1990 Census, there are 1,598 overcrowded housing units. This number equals 20.85% of the occupied dwelling units ($1,598 \div 7,664 = 20.85\%$). About 65% of the overcrowded housing units are renter-occupied. The 1990 data are summarized below in Table 9.

TABLE 9
CITY OF SANTA PAULA
OVERCROWDED HOUSEHOLDS BY TENURE - 1990

<u>Household Size</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Households</u>	<u>Percentage Distribution</u>
1.01 to 1.50	246	362	608	38.1%
1.51 to 2.00	158	315	473	29.6%
2.01 or more	<u>142</u>	<u>375</u>	<u>517</u>	<u>32.3%</u>
TOTAL:	546	1,052	1,598	100.0%

Source: 1990 Census of Population and Housing.
Table construction by Castañeda & Associates.

Housing Stock Condition

One of the most important resources in a community is the existing housing stock. Its physical condition, location and cost all contribute to meeting the needs of community residents. Moreover, the standing stock, as the existing housing supply is often referred to, almost always is a much larger sector of the total supply than new housing which is either already built or under construction. Consequently, at a given point in time, the standing stock is a resource of utmost importance to adequately respond to housing needs.

The City completed a survey of substandard housing units in the summer of 1985. The Building Department conducted the windshield survey and differentiated between substandard units which were suitable for rehabilitation and those which should be demolished.

- ✓ Substandard units which were deemed not suitable for rehabilitation included those built of single-wall construction, those without concrete foundation, those with noticeable structural faults of walls or roof systems and/or those with excessive lack of care causing dry rot, termite infestation, or excess weathering.
- ✓ Units considered suitable for rehabilitation but still substandard lacked modern plumbing and electrical systems, had minor structural failure, and/or minor lack of repair to the exterior.

The survey indicated that of the 1,043 substandard units, 923 were suitable for rehabilitation and 120 needed to be replaced. Since 1985, progress has been made on the dwellings considered to have inferior physical conditions. Concurrently, though, some other stock has deteriorated due to age, obsolescence, overcrowding and illegal conversions. As of 1990, the condition of the stock, in quantitative terms, has remained basically the same as five years ago:

- ✓ 1,100 suitable for rehabilitation
- ✓ 100 in need of replacement
- ✓ 1,200 substandard dwelling units

SITE AVAILABILITY

Section 65583 (a)(3) of the Government Code requires that the housing element include a site availability analysis with respect to:

- ✓ An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment.
- ✓ An analysis of zoning in relationship to those sites.
- ✓ Adequacy of public services and facilities to the sites.
- ✓ Inventory of Land Suitable for Residential Development

Inventory of Land Suitable for Residential Development

State law requires an inventory of land suitable for residential development. Figure 1 on the next page denotes the various components of an adequate sites analysis. The main requirement is that there is sufficient land to accommodate the City's share of regional need. As noted earlier, this need consists of three components: household growth (487), vacancy adjustment (95) and demolition adjustment (37).

The need for 619 new housing units spans the 5-year time span from mid-year 1989 to mid-year 1994. To meet this need there are two major sources of added housing stock: 1) housing units constructed between July 1, 1989 and December 31, 1993; and 2) housing unit potential on vacant land.

Vacant Sites

For purposes of the 1989-1994 Housing Element, the dwellings built between mid-year 1989 and December 1993 are considered as part of the vacant land inventory which contributes to meeting Santa Paula's share of regional housing need. During this period, 448 housing units have been constructed. This level of new development is summarized in Tables 10A-C below. The data was prepared from City Building Department and County Assessor records from July '89 to January '94 which were analyzed according to the income limits schedule for Ventura County published each year by the State Department of Housing and Community Development. The data are intended to meet the requirements of State law for regular reporting of the progress made in fulfilling Housing Element requirements. The methodology used in the analysis is described on pages 3-26 through 3-31.

TABLE 10A
SUMMARY OF HOUSING UNITS COMPLETED BETWEEN JULY 1, 1989
AND DECEMBER 31, 1993 BY INCOME CATEGORY*

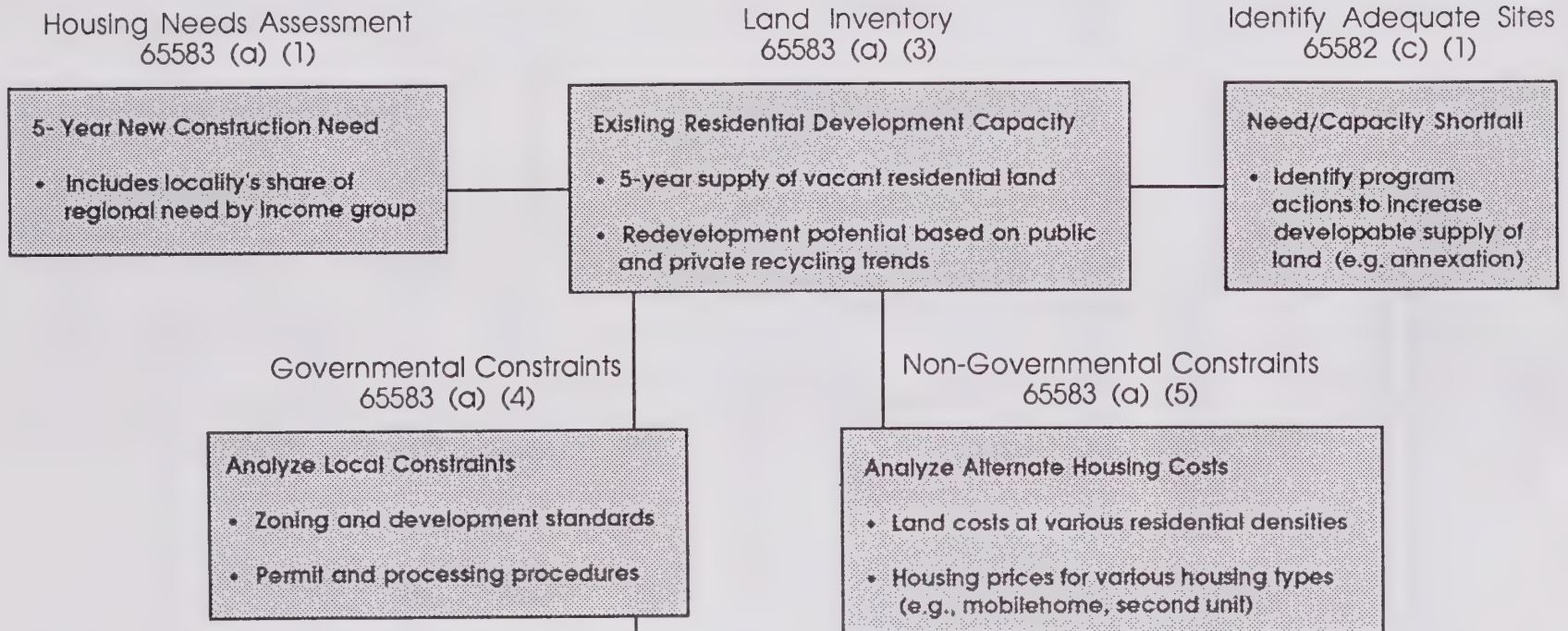
<u>Land Use Category</u>	<u>No. of Housing Units</u>
Very Low/Low	259
Moderate	131
Above Moderate	<u>58</u>
TOTAL:	448

*As of December 31, 1993.

Source: City of Santa Paula, Public Works, Planning and Building Departments, (December 1993).

FIGURE 1
LOCAL ADEQUATE SITES ANALYSIS

1. Adequate Residential Development Capacity?



2. Adequate Variety of Housing type?

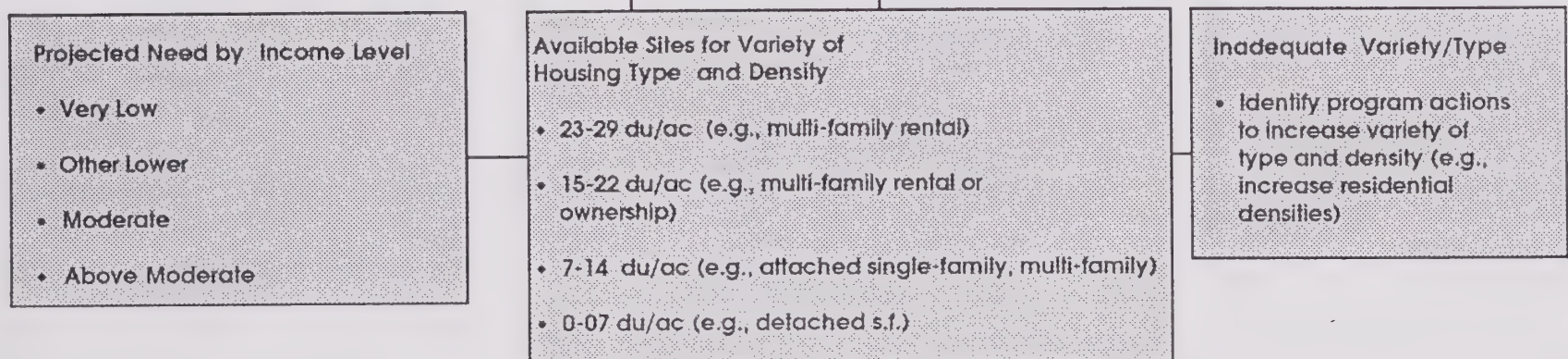


TABLE 10B

**HOUSING UNITS COMPLETED BETWEEN
JULY 1, 1989 AND DECEMBER 31, 1993
BY INCOME CATEGORY**

For-Sale Housing

Year	Affordability Category				
	V. Low	Low	Moderate	Above Mod.	Total
7/1/89 - 12/31/89	0	1	18	18	37
1990	1	10	79	21	111
1991	8	15	13	5	41
1992	1	10	3	7	21
1993	4	9	—	7	20
Total	14	45			
	59		113	58	230

Rental Housing

Year	Affordability Category				
	V. Low	Low	Moderate	Above Mod.	Total
7/1/89 - 12/31/89	1	2	3	—	6
1990	15	1	2	—	18
1991	17	4	—	—	21
1992	101	56	13	—	170
1993	2	1	—	—	3
Total	136	64			
	200		18	—	218

TABLE 10C

**HOUSING UNITS COMPLETED BETWEEN
JULY 1, 1989 AND DECEMBER 31, 1993
BY INCOME CATEGORY**

Total For-Sale and Rental

Year	Affordability Category				
	V. Low	Low	Moderate	Above Mod.	Total
7/1/89 - 12/31/89	1	3	21	18	43
1990	16	11	81	21	129
1991	25	19	13	5	62
1992	102	66	16	7	191
1993	6	10	—	7	23
Total	150	109			
	259		131	58	448

METHODOLOGY FOR DETERMINING THE NUMBER OF HOUSING UNITS COMPLETED IN THE LAST 5 YEARS BY AFFORDABILITY CATEGORY

The first step is to determine the number of residences constructed in the time period. Raw data consisting of the number of residences completed is available from the Building Department on the monthly Housing Unit Change report. New construction is given a code of A in the far left column of the report. Demolitions have a code of F. Information for each residence includes the parcel number, date of final inspection, address, and unit type — single unit structures, detached or attached; multi-unit structures by number of structures and number of units. Note that addresses listed in these reports may not match addresses in Planning Department project files. When Planning projects are initiated, generally the residence has not been constructed so the final address has not been assigned by the Building Department. This is important because we must determine whether there are existing dwellings on the property. This determination is important in deciding the affordability category for new construction since adding units to a property means the land cost has already been paid or that it represents a lower fraction of the cost of the new unit as compared to a new subdivision. Tracking the progress of residential projects processed through the Planning Department is also important in order to keep track of the number of growth management allocations used because if a project is approved but never built, the allocation is returned to the pool of available allocations.

The next step is to take copies of the Housing Unit Change reports to the County Assessor's office and determine the assessed value of the units after completion. This information is sometimes found in the Assessor's reports for the year the house was completed. Sometimes the assessment will not show until a later year. It will be obvious because in one year the assessed value will be low and will not show any assessed value for structures. The next year the total assessed value will jump substantially and a value will be listed for structures. Write the total assessed value on the report in the margin on the same line as the record. If there are multiple units on a property, the land value and value of improvements must be dealt with separately. The land value must be divided by the number of units per assessor's parcel and the result added to the value of the improvements to get the total value per residence.

When information from the Assessor's office is not available, we will use the listings published weekly in a local newspaper of the sale prices of all homes sold in the county. Ads in the paper, on subdivision signs and the developer can also provide details on sales prices. We used the advertised prices for one tract to establish the level of affordability for those homes. Developers and apartment managers are also sources of information about the rents for new apartments. This can be adjusted when Assessor's figures become available. We will also require that applicants provide us with a statement of sales price or apartment rents as soon as that information is available.

The third step is to determine the maximum rents and house payments in each affordability category (very low, low and moderate-income) for each of the last five years. These numbers will be based on two factors — the median income figures published annually (generally received between February and May) by the Department of Housing and Community Development, and the formulas listed in State Health and Safety Code Sections 50052.5 and 50053. The figures are entered into formulas in electronic spreadsheets kept on the Assistant Planner's personal computer. Examples are shown in spreadsheets for the years 1989 - 1993 on that computer, named INCLMT89.WQ!, INCLMT90.WQ!, INCLMT91.WQ!, INCLMT92.WQ! and INCLMT93.WQ!. These are Quattro Pro spreadsheet files; Quattro Pro is the spreadsheet program currently (1994) used by the Assistant Planner. You must enter the County Median Income and Gross Qualifying Income figures for each year and for each affordability category. These numbers are both found on the letter from HCD. Formulas determining the maximum allowable rents and house payments are incorporated in each table and will automatically calculate the rents and payments once the new figures are input. The procedure is to start the computer, run the spreadsheet program, open the previous year's file (such as INCLMT93.WQ!) and then save the file with a new name such as INCLMT94.WQ!. Type the new figures in the same cells of the spreadsheet as the old data. Periodically save the file to prevent data loss if the power fails or if the computer malfunctions.

Once you have determined the allowable monthly rents or house payments, you must determine the corresponding value of the house. For example, if the monthly house payment may not exceed \$914 in order to qualify as a low-income unit, the maximum price of the house which would be considered affordable can be determined based on three assumptions: the down payment, the interest rate and the term of the loan. The formula to determine the maximum affordable house price looks like this:

$$X = \frac{(a)(1000)}{(b)(c)}$$

- x = the maximum affordable house price
- a = the maximum affordable monthly payment
- b = the ratio of the total price less the down payment divided by the total price
- c = multiplier surrogate for the interest rate

For example, b equals 0.8 if the down payment is 20% (1 (the price of the house) - 0.2); b equals 0.9 if the down payment is 10%, etc. The surrogate for the interest rate, assuming a 30 year mortgage, is determined according to the following chart:

<u>Interest Rate</u>	<u>Multiplier Surrogate</u>
6.00%	6.00
6.50%	6.32
7.00%	6.65
7.50%	6.99
8.00%	7.34
8.50%	7.69
9.00%	8.05
9.50%	8.41
10.00%	8.78

This relationship is derived according to a financial formula for determining the monthly mortgage payment. This is necessary to adjust for interest rate compounding complexities resulting from the fact that the interest rate is an annual rate but the payments are made on a monthly basis.

Assuming a 20% down payment, a 7% interest rate and a 30 year mortgage, the maximum affordable house price corresponding to a \$914 maximum monthly payment would be \$171,804.5. The formula for determining the maximum affordable sale price of the house would look like this:

$$\$171,804.5 = \frac{(\$914)(1000)}{(6.65)(.8)}$$

This calculation must be performed for the various household sizes in each year and in each affordability category. In the most recent Housing Element update, we assumed that all single family houses had three bedrooms and housed 5 people for several reasons: 1) we did not know how many bedrooms were in each house--those records are not readily available; 2) the California Franchise Tax Board, a State agency responsible for arranging tax benefits for the creation of affordable housing, uses the same figure as the average number of people in a three bedroom house; and 3) three bedroom houses have also been the most common type of house constructed in the last few years. In order to get a more precise affordability analysis in the future, developers will have to complete a simple form for Planning Dept. records which lists the number of units they will construct, the number of bedrooms in each unit and the sale price (if known). Once the maximum affordable house price is determined for each year and each affordability category, the assessed value of houses can be compared against the maximum affordable house price to determine the affordability category for each house constructed.

The affordability category for apartments can be similarly determined by comparing the known or estimated monthly rent against the maximum affordable rent in the category for that size unit. Just as for for-sale units, developers will be required to fill out a form listing the number of units they will construct, the number of bedrooms in each unit and the rents for each unit. There are situations where such information is not applicable, such as when a second unit is added to a property. In such cases, both residences on the property are often occupied by family members and no rent is actually charged. Rent must be estimated based on the assessed value of the new structure, the geographical location in the City, the size and other features of the unit. The land value for properties with second units is not considered because the existing house is assumed to absorb the total cost of land, State law on second units assumes that such dwellings are affordable and they are only permitted under State and local law on underutilized properties. The second unit can be thought of as a "bonus" not available to most properties. The intent is to consider these units affordable and including the cost of land would only drive up the rent necessary to cover this cost.

Health & Safety Code Definitions

Section 50052.5: Affordable Housing Cost

- A. If approved before 1/1/91, Affordable housing cost = (Household gross income) \cdot (0.25).
- B. If approved after 1/1/91:
 - 1. Very low-income households
Affordable housing cost \leq (Area Median Income adjusted for family size) \cdot (0.50) \cdot (0.30).
 - 2. Lower income households
 - a. Lower income households but whose income does not exceed 70% of the adjusted area median income:
Affordable housing cost \leq (Area Median Income adjusted for family size) \cdot (0.70) \cdot (0.30).
 - b. Lower income households whose income exceeds 70% of the Area Median Income adjusted for family size:
Affordable housing cost \leq (Household gross income) \cdot (0.30).
 - 3. Moderate-income households
 - a. Gross income \leq 110% of the Area Median Income adjusted for family size
Affordable housing cost \geq 28% of the household gross income and \leq (0.35) \cdot (1.1) \cdot (Area Median Income adjusted for family size).
 - b. Gross income $>$ 110% of the Area Median Income adjusted for family size
Affordable housing cost \leq (0.35) \cdot (Household gross income)

Section 50053: Affordable Rent

- A. If approved before 1/1/91, Affordable rent \geq (Household gross income) \cdot 0.15 and \leq (Household gross income) \cdot (0.25).
- B. If approved after 1/1/91:
 - 1. Very low-income households
Affordable rent \leq (Area Median Income adjusted for family size) \cdot (0.50) \cdot (0.30).
 - 2. Lower income households
 - a. Lower income households but whose income does not exceed 60% of the Area Median Income adjusted for family size:
Affordable rent \leq (Area Median Income adjusted for family size) \cdot (0.60) \cdot (0.30).
 - b. Lower income households whose income exceeds 60% of the Area Median Income adjusted for family size:
Affordable rent \leq (Household gross income) \cdot (0.30).
 - 3. Moderate-income households
 - a. Gross income \leq 110% of the Area Median Income adjusted for family size

Affordable rent $\geq (0.30) \cdot (1.1) \cdot (\text{Area Median Income adjusted for family size})$

- b. Gross income $> 110\%$ of the Area Median Income adjusted for family size
Affordable rent $\leq (0.30) \cdot (\text{Household gross income})$

Dividing the results of these calculations by 12 provides monthly rents and house payments since that is the way the figures are most commonly reported (as opposed to annual total rent and house payments).

Explanation of Low/Very Low Affordability Gap

There was no formal “subsidy” program for the 54 for-sale housing units which were built. In order to perform the analysis of the affordability of the units, staff made several assumptions. A 20% down payment was assumed. Lower down payments have been more common recently. Although exact details on financing are not available, the City is confident that very low- and low-income households have been able to purchase homes within the City during the past few years. Several factors listed below explain how the for-sale units became affordable and enable very low- and low-income households to purchase homes in Santa Paula:

1. Ventura County has one of the highest median incomes which, in turn, results in higher income categories. For example, between 1989 and 1993, the upper limit for the very low-income category rose from \$21,800 to \$27,600 and the low-income limit rose from \$34,000 to \$39,700. This is very surprising when compared to a 1991 survey report that listed the median income in Santa Paula as being about \$40,000. The 1990 Census shows the median income at \$31,605 per household and \$35,788 per family.
2. For the last half of the five year period of the Housing Element, the only interest shown in building housing has been in the affordable market. Units valued at \$150,000 and less have been selling; higher end homes remain on the market for longer periods of time.
3. The majority of development in the City in the recent past has been in-fill projects on property that does not command a premium due to location.
4. Real estate values in the Santa Paula area have historically been substantially lower than the rest of the County. This is partly a result of the City’s location and that it is some distance from the ocean and does not have tracts of high cost homes. According to the Board of Realtors’ multiple listing service, the average price of homes sold for the past six months in the Santa Paula area has been \$157,825.

Nearby cities have average sold prices at: Camarillo, \$255,247; Oxnard, \$183,093; Ventura, \$209,825.

5. The City has facilitated affordable housing by allowing reduced lot sizes created under the Planned Development Zone. Some developments were subdivisions in multi-family zones that were permitted to be developed with single family units on smaller lots rather than as apartments or condos. These lots, however, do meet the density limits for the zone. Most are 3,000 to 5,000 square foot lots in the R-2, Low Density Multi-Family Zone, which requires 3,000 square feet of land area per unit but 6,000 square feet per lot. The difference is that these properties were permitted to be subdivided at the smaller sizes so that families could own their own home and lots free from the problems and expenses of home owner's associations, etc. which are commonly associated with condominiums.

Condominiums in Santa Paula sold during the past six months at an average price of \$91,119. New, two bedroom condos have sold for \$150,000 in the past few years. One project was built in three phases since 1978 due to the soft market for attached units in Santa Paula. One subdivision of 18 units of attractive, three bedroom, single family units on lots around 4,000 square feet, sold at prices less than older resale housing. The developer wanted to move these units in a slow market.

6. Manufactured housing units have been used on some of these in-fill lots. In one case, a developer with an approved subdivision has abandoned the project, and the investors are placing manufactured units on the lots and selling them at below market prices to low-income families in order to recoup some of their investment.

Although some of these measures and events are not the result of a program or "subsidy" for low-income families, the end result has been that these families have been able to become homeowners. The City has fostered this by approving reduced lot sizes which, in effect, acts as a subsidy to the project and the eventual owner. The City uses its design review process to ensure that these projects are functional and suitable. Some "developers" are small property owners not experienced in developing properties, so design review is a useful service to the people involved and the community.

There is a potential for 879 housing units on vacant land. The data on housing unit potential on vacant land is summarized in Table 11 below and the individual sites are shown on Exhibit 3. Table 12 presents the inventory of housing unit potential on a site-by-site basis.

**TABLE 11
SUMMARY OF HOUSING UNIT POTENTIAL
ON VACANT RESIDENTIAL LAND
BY LAND USE CATEGORY**

<u>Land Use Category</u>	<u>Housing Unit Potential</u>
Single Family Exclusive	106
Medium Density	45
Medium High Density	19
High Density	150
Hillside	355
Agricultural Reserve	136
Commercial	46
Various	<u>22</u>
	879

Source: Table 12 data and site-specific notes.

Redevelopment Site Potential

The City has formed a redevelopment project area. Exhibit 4 shows the project area boundary. According to the EIR prepared on the project area, there is a potential for 744 additional dwelling units within the project area. The housing unit potential includes some development on the vacant sites already identified plus construction on infill sites.

TABLE 12
INVENTORY OF POTENTIAL HOUSING SITES
FROM HOUSING ELEMENT MAP


<u>Location</u>	<u>Size (Acres)</u>	<u>General Plan Designation</u>	<u>Maximum Allowable Density</u>	<u>Maximum No. of DUs</u>	<u>Projected Dwelling Units</u>
1	8	Single Family Exclusive	7 du/acre	56	16 ^{1*}
2	4.75	Single Family Exclusive	" "	33	10
3	15	Hillside	4 du/acre	60	48 total ²
	4	Single Family Exclusive	7 du/acre	28	
4	10	Hillside	4 du/acre	40	20
5	3.8	" "	" "	15	8 ³
6	122	" "	" "	488	244
7	0.8	Med. Density Residential	15 du/acre	12	12
8	4	Hillside	4 du/acre	16	8
9	3.57	" "	" "	14	6
10	10	Agricultural Phased Reserve	None established	--	50 ⁴
11	3	Single Family Exclusive	7 du/acre	21	18 ⁵
12	2.5	Med. Density Residential	15 du/acre	37	24
13	1.01	Med. High Density Resi.	21 du/acre	21	19
14	2.1	Med. Density Residential	15 du/acre	31	9
15	2	Open Space – Parks	N/A	N/A	8 ⁶
16	4	Special Study Area	2.1 du/acre	8	1 ⁷
17	0.9	Special Study Area	2.1 du/acre	1	1
18	Infill sites throughout the city	Various	Various	Various	20 ⁸
19	0.67	Commercial	29 du/acre	19	14
20	0.8	Commercial	29 du/acre	23	22
21	0.73	Commercial	29 du/acre	21	10
22	2.4	Single Family Exclusive	7 du/acre	16.8	6
23	48.99	Hillside	3 du/acre	146	69 ⁹
24	18	Agricultural Phased Reserve	None established	--	86 ¹⁰
25	4.8	High Density Residential	29 du/acre	139	150 ¹¹
					879

* See footnotes on next page.

- ¹ Fewer units than the maximum would be expected to be built because this location consists of 14 small to medium sized parcels with relatively narrow frontages. In order to build more units, the parcels would have to be consolidated. Also, it is generally impractical or impossible to build to the maximum allowable density because of the need to provide roads and adequate setbacks. This number represents our best estimate of the number of units which would be built. Similar comments apply to Locations 2, 7, 11, 12, 13 and 14.
- ² Part of this property is designated Hillside and part designated Single Family Exclusive. Densities on hillside lots are restricted by a formula tied to the average slope of the lot. Many properties are too steep to build to the maximum allowable density. Similar comments apply to Locations 4, 6, 8 and 9.
- ³ Based on the average slope of this property, the Hillside ordinance allows a maximum of eight dwellings. Eight allocations were approved for a project on this site in 1991.
- ⁴ This location is outside the city limits. Residential development is allowed on a case-by-case basis by the Agricultural Phased Reserve designation. Residential development in the neighborhood to the southwest is at a density of approximately 5.5 units per acre and in the neighborhood to the southeast it is approximately 5.0 units per acre. The zoning for these sites allows for 14.5 and 7.26 dwelling units per acre, respectively (R-2-PD and R-1). It is anticipated that zoning for this location would be R-1 and the site developed at something less than the maximum allowable density, for reasons listed in 1 above, and near the density in the nearby neighborhoods.
- ⁵ An eighteen lot subdivision was approved on this property in 1992.
- ⁶ The location is identified by the General Plan as a future park site, but since the city does not possess the financial resources to purchase the property for this use, staff expects that the designation would someday be changed to Single Family Exclusive, matching the designation of many of the neighboring properties. This designation would allow up to 35 dwellings, though for reasons previously cited, staff would not expect more than 17 to be built.
- ⁷ The Special Study Area designation is reserved for properties where the potential flood hazards have not been fully determined. The preparation of a special study is required to make that determination and to provide development standards. The location is in the Mupu neighborhood. The General Plan states that development in this area should be rural in character with a density not to exceed 2.1 dwelling units per acre. There are two properties at this location, each about 2 acres in area. One was recently annexed to the city and subdivided to allow one additional house site. The other property is a church site, it is still in unincorporated county territory and is not expected to be developed for residential use in the foreseeable future.
- ⁸ Staff estimates that up to 20 dwellings might be constructed on vacant lots scattered throughout the city prior to June 1994.
- ⁹ Based on the average slope of this property, the Hillside ordinance allows a maximum of 146 dwellings. Sixty nine allocations were approved for a project on this site in 1988.
- ¹⁰ An eighty-six lot subdivision was approved for this property in 1988.
- ¹¹ A 150-unit senior project was approved for this site in 1989. This is the minimum number of units for a senior project.



LEGEND

 Vacant or near vacant land with residential designation in General Plan as of 1989


 1 Project location--refer to Table 12

EXHIBIT 3

Pg. 3-36

Inventory of Vacant Residential Land as of Nov. 1990
SANTA PAULA HOUSING ELEMENT



Zoning

The development standards applicable to the sites identified on Exhibit 3 have been accounted for in the calculation of housing unit potential. Therefore, the housing unit potential is an accurate forecast in light of zoning parameters, including residential densities.

Public Services and Facilities

The Public Works Department has indicated that all the sites identified on Exhibit 3 have, or would have as a function of development, adequate services and facilities. These services and facilities encompass sewer, water, gas, electricity, telephone and schools. Areas with uncorrectable flood control constraints are not included in the inventory of residential land.

Inventory of Land in Comparison to Need

The City has an adequate supply of land with appropriate zoning and needed public services and facilities. The SCAG projected need for new construction is 619 housing units. During the five-year program period (up to December 1993), 448 housing units were constructed. Moreover, there is a housing unit potential of 879 dwellings on vacant land. The growth management ordinance allocation procedures do not constrain a level of development less than the need. Allocations are available to develop over 700 housing units and the City Council has streamlined the implementation of the growth management ordinance to facilitate new construction.

Very Low- and Low-income Housing Need

The SCAG projected housing need for these two income groups is 221 housing units. During the five-year program period, 259 very low- and low-income housing units have been constructed.

The City rezoned a site to R-4, the highest density zoning, to facilitate the development of the Santa Paulan senior apartment project. The City cooperated with the Cabrillo Economic Development Corporation, a nonprofit housing corporation, to facilitate this development. The City contributed \$35,000 to the project after having obtained \$150,000 in additional funding from the County of Ventura. This development subsequently was allocated Low-income Housing Tax Credits and constructed in 1992. The Santa Paulan

consists of 150 total units—studio, one and two bedroom units. The rents are charged at the very low- and low-income levels, consistent with the LIHTC program, as implemented in the State by the Tax Credit Allocation Committee. An additional 14 low-income housing units were constructed during the program period and two low-income second units were approved for development.

Additional development potential exists on vacant sites (see Exhibit 3, site locations #7, 12, 13, 16, 17, 19, 20 [part] and 21) totaling 92 housing units. Based on past development trends, 10 second units also are included within the site inventory.

Moderate-income Housing Need

The SCAG projected housing need is 187 housing units. During the program period, 20 moderate-income housing have already been constructed. There also is a potential for an additional 146 housing units on vacant land (Exhibit 3, site locations #1, 2, 3, 10, 14, 15 and 22 [part]).

Above-Moderate-income Housing Need

The SCAG projected need for this income group is 211 housing units. During the program period, 58 above-moderate-income housing units were built. There is a potential of 315 additional housing units on vacant land (Exhibit 3, site locations #4, 5, 6, 8 and 23 [part]).

GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(4) of the Government Code mandates an analysis of how governmental factors affect the maintenance, improvement and development of housing for all income groups. The relevant legislation cites the following potential or actual constraints:

- ✓ Land use controls (Land Use Element and Zoning);
- ✓ Building codes and their enforcement;
- ✓ Site improvements;
- ✓ Fees and other exactions;
- ✓ Local processing and permit procedures.

These factors, which are under the influence or direct control of the City, affect two very important aspects of the housing market: 1) the range and diversity of housing which can be built in the City; and 2) the cost of new housing production. The Statewide legislation does not presume that Santa Paula, or any other City for that matter, regulates these factors in such a way as to restrict housing choices or raise housing costs above normal levels. However, if the analysis does reveal that unnecessary constraints are being imposed then it is expected that efforts will be made to reduce or lessen the impacts.

Land Use Controls

Land Use Element

A primary land use control is the Land Use Element of the General Plan. The City's 1978 General Plan land use plan is shown on Exhibit 5. The General Plan is presented in narrative for several Community Areas; the boundaries of these areas are delineated on Exhibit 6. The LUE designates for five residential land use categories, ranging in density from 0-3 to 29 dwelling units per acre. All of the categories are summarized in Table 13 based on the information contained in the 1978 General Plan. The criteria and standards of the residential land use controls do not impose constraints on the development of variety of housing types, including affordable housing. The 150-unit Santa Paulan, a recently constructed housing development has a high density category.

LEGEND

- Open Space
- ▤ Open Space (river, creek)
- ▥ Open Space (parks)
- ▧ Agriculture
- Hillside
- Single Family Exclusive
- Medium Density Residential
- Medium High Density Residential
- High Density Residential
- ▨ Neighborhood Commercial
- Commercial Office
- ▤ Commercial
- Industrial Park
- Light Manufacturing
- Heavy Manufacturing
- ▨ Airport
- ▤ Airport Related
- Institutional & Civic
- ▨ Special Study Area
- Agricultural Overlay
- Historical Overlay
- ▤ Manufacturing 1990-Conservation & Open Space Line

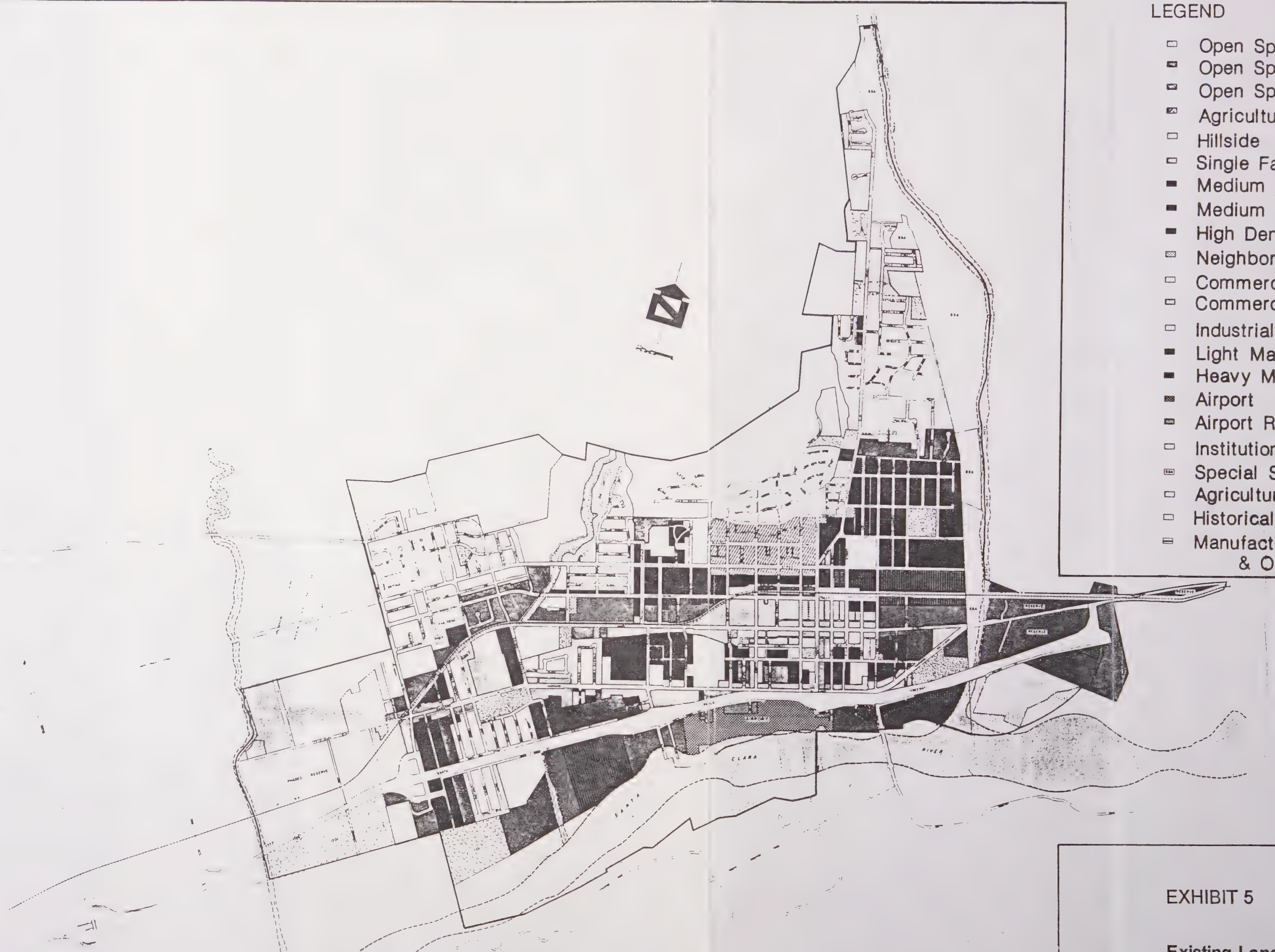


EXHIBIT 5

Pg. 3-41

Existing Land Use
SANTA PAULA HOUSING ELEMENT

LEGEND

1. Mupu
2. Oaks-Piedras Park
3. Downtown
4. East of Santa Paula Creek
5. Hillside Santa Paula Street
6. Blanchard/Glen City School
7. South of the Freeway
8. Telegraph Road/Westside



TABLE 13
CITY OF SANTA PAULA
GENERAL PLAN STANDARDS
RESIDENTIAL LAND USE CATEGORIES

Residential Category	Density Range	Land Area Per DU	Expected Density	Other Housing Criteria/Standards
Hillside	1-3 dus/ac	10,000 sq. ft. to 10 acres	0-2 dus/ac + slope over 30%	Applies to hillside areas with a slope of 10% or more.
Single-Family	1-7 dus/ac	6,000 sq. ft. to 10 acres	2-6 dus/ac	Traditional single-family housing would predominate.
Medium Density	2-15 dus/ac	3,000 sq. ft. to 20,000 sq. ft.	7-10 dus/ac	Predominantly single family detached units with smaller multi-unit structures. Mix of small lot single-family (detached and duplex) to the more luxurious garden apartment or townhouse would be desirable.
Medium-High	4-22 dus/ac	2,000 sq. ft. to 10,000 sq. ft. per du	8-14 dus/ac	Single-family detached; duplexes; townhouses, and larger multi-family units.
High Density	7-29 dus/ac	1,500 sq. ft. to 6,000 sq. ft.	18-25 dus/ac	Provide high density residential uses with convenient access to the downtown or other shopping area.

Source: City of Santa Paula 1978 General Plan. Planning Department.

Residential Zones

Residential land uses are permitted in several zones, including agricultural, residential and commercial. Zoning controls are summarized on Table 14.

**TABLE 14
CITY OF SANTA PAULA
ZONING CONTROLS**

<u>Zone</u>	<u>Lot Size</u>	<u>Lot Area Per Unit</u>	<u>Units Per Acre</u>	<u>Comments</u>
A-1	1 - 20 acres		1 or less	Depends on A-1 designation. A-1 (1) is one acre minimum. A-1 (20) has 20 acres minimum.
H-PD (Hillside)	Varies		0 to 4	Density is determined by slope.
R-A (20)	20,000 sq. ft.	20,000 sq. ft.	2	
R-A (10)	10,000 sq. ft.	10,000 sq. ft.	4	
R-1	6,000 sq. ft.	6,000 sq. ft.	7	
R-2	6,000 sq. ft.	3,000 sq. ft.	15	
R-3	6,000 sq. ft.	2,000 sq. ft.	22	
R-4	6,000 sq. ft.	1,500 sq. ft.	29	
C-O, C-1, C-2	6,000 sq. ft.	1,500 sq. ft.	29	Requires a conditional use permit.

Santa Paula's development standards, some of which are listed on the following page, permit a wide variety of housing types, lot sizes, and density patterns. The zoning ordinance standards do not impose constraints on the development of affordable housing. The site of the Santa Paulan, a recently constructed affordable development, was re-zoned to R-4.

BASIC DEVELOPMENT STANDARDS

ZONE	SETBACKS			HEIGHT LIMIT	MAX. LOT COVERAGE	REQUIRED LANDSCAPING	NO. OF RESIDENCES ALLOWED
	Front	Side	Rear				
O (Open Space)	50'	50'	50'	2½ stories or 35'	40%	60%	1 per 2½ acre
H-PD (Hillside Planned Development)	20'	10'	10' for first story; 20' for second story	Variable	Variable	Variable	Variable
A-1 (Agricultural), R-A (Rural Residential)	25'	10'	25'	2½ stories or 35'	40%	60%	Varies by subzone
R-1 (One Family)	20'	5' one side & 10' on other side ¹	10' for first story; 20' for second story; 25' for 2½ story portion	As above	60%	40%	1 per 6,000 s.f.
R-2(D) (Low Density Multi-Family Duplex)	20'	5' ¹	As above	As above	As above	As above	1 per 3,000 s.f.
R-2 (Low Density Multi-Family)	As above	As above	20'; 25' for 2½ story portion	As above	As above	As above	As above
R-3 (Limited Multi- Family)	As above	5' ²	20'; 25' for a 2½ story or taller portion	3 stories or 45' ³	As above	As above	1 per 2,000 s.f.
R-4 (Multiple Family)	As above	As above	As above	As above	As above	As above	1 per 1,500 s.f.
N-C(PD) (Neighborhood Commercial Planned Development)	10'	10' usu. ⁴	10'	1 story or 25'	N/A	20%	N/A
CBD (Central Business District)	None	None	None	3 stories or 45' ⁵	N/A	As above	1 per 1,500 s.f. with a CUP
C-O (Commercial Office)	5'	0; 5' if abutting a residential use		2½ stories or 35' ⁵	.75 F.A.R.	As above	As above
C-1 (Commercial)	None	As above		As above	N/A	As above	As above
C-2 (General Commercial)	As above	As above		3 stories or 45' ⁵	N/A	As above	As above

Exceptions

¹ 10' required on the street side of corner lots.

² 10' required on the street side of corner lots and on parcels where a 3-story building is proposed.

³ 2½ stories or 35' if the parcel abuts an A-1, R-A or R-1 zone.

⁴ 5' on the side abutting a street; no setback required if the lot does not abut either a street or a residential lot unless the PD permit requires a setback.

⁵ Additional stories may be approved, and additional setback distances required, under a conditional use permit.

The City's density, parking, design or open space standards did not impede the development of the Santa Paulan, an affordable development assisted by low-income housing tax credits. Senior citizen housing under City housing authority lease must have parking which complies with the following standards:

1. Bachelor or studio apartments without bedrooms, 1 parking space per 3 units for projects located within 1/4 mile of a shopping center or the central business district. This paragraph shall be interpreted to include all projects located within 1,300 feet of the centerline of Main St. between 8th St. and 10th St., or within 1,300 feet of the exterior property line of the property referred to as the Santa Paula Shopping Center located west of Steckel Dr. between Main St. and Harvard Blvd.
2. 1 parking space per 2 units is required for projects located outside of the areas defined above. Senior citizen units having two or more bedrooms shall comply with the standard multiple family code requirements.

Each single family dwelling in the City must be provided with a 2-car garage or carport; a 3-car garage or carport is required for a single family residence with five or more bedrooms. The City's multi-family parking standards are outlined below:

<u># of Bedrooms</u>	<u># of Parking Spaces</u>
Studio	1.25
1-bedroom	1.50
2-bedroom	1.75
3-bedroom	2.00
4-bedroom	2.25

The City's common/private open space requirements are 100-125 square feet per bedroom and 40% of the property must be landscaped.

Building Code

The City has adopted the most recent editions of the Uniform Building, Fire, Mechanical, and Plumbing codes with few modifications. There is a requirement for fire sprinkler systems for fire suppression in buildings over 5,000 sq. ft. in area. Some new apartment buildings fall within this category and elect to construct 2-hour fire walls as an alternative.

Such requirements increase initial construction costs but are usually recouped fairly rapidly through reduced insurance rates.

Site Improvements

The City requires construction of site improvements on or adjacent to most development projects. These include streets or driveways, sidewalks, storm drains, sewers, landscaping and underground utilities (water, natural gas, electricity, telephone and cable television). The extent of the required improvements is highly dependent on the location of the project site and the existing improvements at the site or available to it. Because street widths, curbing, roadway and signalization are highly dependent on site location, it is not possible to generalize on the nature of impacts. However, the City's requirements have not impeded the development of affordable housing, as is indicated by construction of the Santa Paulan.

Design Review

Design review in the City of Santa Paula is a semi-formal process that is intended to be helpful to applicants by providing constructive comments by staff on projects. The Design Review Committee has final review on matters that do not go on to Planning Commission or City Council. On Planning Commission and City Council items, the decision of the Committee is advisory. The Design Review Committee reviews all projects requiring building permits except for single family homes on existing lots, additions to single family homes, accessory structures other than carports on single family lots and interior modifications.

The Committee consists of the Planning Director, Public Works Director/City Engineer, Building & Safety Director and representatives of other departments that have an interest in the project, e.g. Fire and Police Departments. The review focuses primarily on the functionality of the project, the applicability of City Codes and other laws, and secondarily on the aesthetic quality of the project. The review is conducted around a conference room table and aspects of the project under review are discussed and agreements reached. A letter to the applicant is prepared summing up the agreement. Minor items are usually scheduled for review within a week of application submittal.

Fees

City and special district fees are one component of new housing costs. The precise costs depend on the size and type of development and the required actions of the City. Appendix C contains the Santa Paula Planning Department Fees. The Santa Paula School Districts, per State Law, charge a fee of \$1.65 per square foot in connection with new residential construction.

Fees charged by the Ventura County Flood Control District are used to build needed storm drain facilities within the community. These improvements contribute to initial construction costs but are as necessary to a complete, safe dwelling as the building itself.

Growth Management Ordinance

To meet the City's agreement to abide by the population limitations of the Air Quality Management Plan and the 208 Water Quality Plan, the adoption of a Growth Management Ordinance was necessary. The ordinance is designed to keep the City from exceeding the population limits of those plans.

New housing projects are required to have building allocations under the City's Growth Management Allocation procedure, unless the units are one-for-one replacements of demolished units, or if it is a single unit on a vacant parcel. Staff has the authority to review, determine a score for, and grant or deny allocations for Growth Management projects consisting of one to three units. This process takes approximately one month minimum from the time of initial submittal. Larger projects must be reviewed and approved by both the Planning Commission and City Council in a quarterly competition. This process takes approximately two months minimum. Projects which also require discretionary permits, such as a conditional use permit, planned development permit or parcel map, take an additional one to two months to process. There is no "backlog" of projects; projects are scheduled for Planning Commission and City Council hearings as soon as they have completed the necessary environmental and/or staff reviews.

The ordinance enables the City to ensure that the housing mix, quality, and types are achieved as set forth in the General Plan. As noted earlier, the Growth Management Ordinance provides for the same number of units to be constructed as is set forth in the

Regional Housing Needs Assessment, and the Air Quality and Water Quality Management Plans. Consequently, there is no constraint on the number of units permitted below the projected needs. Since there has been so little new construction in the last few years, the City has accumulated a pool of over 700 unused allocations. The growth management process has been suspended by the City Council as long as more than 100 allocations for dwelling units are available. Table 15 summarizes the growth allocations available during the 5-year planning period.

TABLE 15
SUMMARY OF ALLOCATIONS AVAILABLE
PER GROWTH MANAGEMENT PROGRAM

<u>Calendar Year</u>	<u>Already Allocated</u>	<u>Available-Not Yet Allocated</u>
1989	41	-----
1990	60	115
1991	14	209
1992	26	321
1993	36	432
1994	2	550
	-----	-----
	179	550

Source: City of Santa Paula, Planning, Public Works and Building Departments.

NON-GOVERNMENTAL CONSTRAINTS

Section 65583 (a)(5) of the Government Code requires that a local housing element incorporate an analysis of potential and actual non-governmental constraints including:

- ✓ Availability of financing;
- ✓ Price of land; and
- ✓ Cost of construction.

Availability of Financing

According to the State Department of Housing and Community Development, the analysis of the availability of financing should consider whether financing is generally available, whether interest rates are significantly different from surrounding areas, and whether there are under-served areas or income groups in the community for new construction or rehabilitation loans. The D/HCD indicates knowledge of this will assist the community to select and implement responsive housing programs such as mortgage revenue bonding, a mortgage credit certificate program, and targeted low-interest rehabilitation loans.

During the five-year program period (1989-1994), financing has been available at very reasonable interest rates, particularly for new single-family homes and refinancing. Because of the Community Reinvestment Act (CRA), lenders have formulated several financing programs, especially for first-time homebuyers. The City has supplemented private sector financing by the following actions:

1. Low-income housing tax credits — this form of equity financing was utilized by the Cabrillo Economic Development Corporation, a nonprofit housing developer.
2. 20% set-aside — the Redevelopment Agency now has financial resources in the set-aside fund.
3. Low-interest rehabilitation loans — the City Council has adopted a plan for the use of the 20% set-aside fund. One adopted program is low-interest rehabilitation financing.
4. Mortgage credit certificates — the use of this program is included in the plan for the use of the 20% set-aside fund.

Price of Land

Vacant land in the City is limited. Interviews with local realtors have resulted in the following general estimates: 1/2 acre vacant city lots range in price from \$80,000-\$180,000 with an average cost of \$120,000. Raw land with no improvements costs an average of \$10,000 per acre. In the past five years only one multifamily zoned parcel has sold. The land price is not representative of the current land costs. Multifamily land prices have decreased since 1989.

Cost of Construction

Construction costs are the second highest cost component of new housing. Construction costs are the total cost to the developers exclusive of profit, but including fees, materials, labor and financing. These costs vary depending on the size, roofing materials, carpeting and other features. Because of this, it is difficult to establish an absolute measure of construction costs. However, an estimation of construction costs can be made by tracking the relative changes in construction costs over time.

Area-Wide Trends

During the past decade single-family home construction costs have increased by about 131%. A dwelling that cost \$29,302 to construct in 1975 would cost \$67,700 to construct in 1989. These construction cost trends are compiled by Marshall and Swift Company and are published by the Real Estate Research Council of Southern California. Costs are computed for a one-story, three bedroom, two bath, wood frame single family residence with an attached two-car garage. The prototypical single-family residence is 1,570 square feet in size with an attached garage of 447 square feet. The per unit construction cost for single-family homes is about \$43-\$45 per square foot. This includes materials, permits and fees, except land costs and profits.

Apartment housing construction cost trends are comparable to the single-family trends; that is, construction costs have more than doubled between 1975 and 1989.

Local Conditions

The City uses the Building Standards Magazine (April 1991) to estimate the new construction costs of single-family and multi-family dwellings. Listed below are the average construction costs for both housing types:

Single Family

<u>Quality</u>	<u>\$/Per Square Foot</u>
Average	\$51.50
Good	\$72.90

Multi-Family

<u>Quality</u>	<u>\$/Per Square Foot</u>
Average	\$49.80
Good	\$63.00

Housing Costs

One of the major non-governmental constraints are housing costs and the types of housing available in the City. The housing market in terms of costs can be analyzed in regard to four sectors: resale market, new home market, mobile homes and apartment rental market.

Resale Market

The resale market offers an extensive array of housing opportunities for many economic segments. The City's 1990 resale price distribution is presented in Table 16A. As indicated in that table, 16.5% of the stock in the resale market sold for less than \$125,000. Another 12% sold for between \$126,000 to \$150,000. Consequently some ownership opportunities are available for moderate-income households. (The income limit for a three person moderate-income household is \$48,800.) The 1990 home sales data, per the 1990 Census, are reported in Table 16B.

New Home Market

New housing in the City is limited in supply. Listed below are two active developments both of which have prices above what moderate-income households could reasonably afford.

✓	Project Name	Hillsborough
	Lot Size	10,000 sq. ft. minimum
	Floor Area	2,217-2,970 sq. ft.
	Price Range	\$414,000 to \$483,600
✓	Project Name	Las Posadas
	Lot Size	5,200 sq. ft. average
	Floor Area	1,438 to 2,019 sq. ft.
	Price Range	\$232,000 to \$251,000

TABLE 16A
CITY OF SANTA PAULA: RESALE PRICE DISTRIBUTION- 1990

Price Range (in dollars)	1st Qtr.	2nd Qtr.	3rd Qtr.	Total	Percentage Distribution
Up to 125,000	8	8	3	19	16.5%
126 to 150,000	3	4	7	14	12.1%
151 to 175,000	1	11	9	21	18.1%
176 to 200,000	7	7	7	21	18.1%
201 to 225,000	0	7	4	11	9.5%
226 TO 250,000	4	4	6	14	12.1%
251 TO 275,000	1	3	0	4	3.5%
276 TO 300,000	1	2	0	3	2.6%
301 TO 325,000	0	1	0	1	.8%
326 TO 350,000	1	1	1	3	2.6%
351 TO 375,000	2	0	0	2	1.7%
376 TO 400,000	0	0	0	0	0.0%
401 TO 425,000	0	0	1	1	.8%
426 TO 450,000	0	1	0	1	.8%
OVER 500,000	<u>0</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>.8%</u>
TOTALS:	28	50	38	116	100.0%

Source: Sales of single family homes and condos in Santa Paula from January 1, 1990 to September 30, 1990. As reported to Santa Paula/Fillmore Board of Realtors. Information provided is a courtesy by Cal-West Real Estate, Better Homes & Gardens.

TABLE 16B
CITY OF SANTA PAULA
VALUE OF OWNER-OCCUPIED HOUSING — 1990

<u>Value</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>
<\$75,000	79	2.3%
\$75,000 - \$99,999	82	2.4%
\$100,000 - \$149,999	409	12.0%
\$150,000 - \$199,999	1,059	31.3%
\$200,000 - \$249,999	986	29.0%
\$250,000 - \$299,999	465	13.7%
\$300,000 - \$399,999	208	6.1%
\$400,000 - \$499,999	62	1.8%
\$500,000 or more	<u>48</u>	<u>1.4%</u>
TOTAL:	3,398	100.0%

Source: 1990 Census of Population and Housing
Table construction by Castañeda & Associates

Mobile Homes

Almost 10% of the City's housing stock consists of dwellings in mobile home parks. By comparison, only 4% of Ventura County's housing stock is comprised of mobile home units. As Table 17 below and Exhibit 7 indicate there are 769 housing units in seven mobile home parks.

TABLE 17
CITY OF SANTA PAULA: MOBILE HOME INVENTORY — 1990

<u>Name of Park</u>	<u>No. of Housing Units</u>
Anacapa	79
400 Mobilehome Estates	165
Mountainview	45
Oaks	92
Pepper Tree Lane	44
Rancho Santa Paula	149
Santa Paula West	<u>195</u>
	769

Source: City of Santa Paula, Building Permit Records.

Pursuant to the City's land use policy, 33 units were lost since the 1980 Census. Most were in a sub-standard trailer park in the airport hazard zone. The City has a Mobile Home Rent Review Ordinance which provides a method to limit rent increases within mobile home parks. Since many residents of the City's mobile home parks are seniors on fixed incomes, this ordinance is one method of ensuring continued affordability of the existing stock. The General Plan standards for mobile home parks include:

- ✓ 10 acre minimum site.
- ✓ 6 foot masonry walls to buffer noise and visual impacts.
- ✓ Adequate developed recreational areas.
- ✓ Use of extensive landscaping open spaces and site design to mitigate environmental impacts.
- ✓ Adequate tenant storage.

From a land use standpoint, most of the City's mobile home parks are subject to a conditional use permit. Since mobile home park uses can be regarded as permanent in nature, consideration of a residential land use category and zoning may be appropriate in the future. The possibility for conversion to ownership of some mobile home parks also may be an appropriate housing policy.

LEGEND

- 1. Anacapa
- 2..400 Mo. Est.
- 3. Mountain View
- 4. Oaks
- 5. Pepper Tree
- 6. Rancho S.P.
- 7. Santa Paula West



EXHIBIT 7

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Apartment Rental Market

Rental housing is another important sector of the City's housing supply. A survey of monthly rents was completed during October and November 1990. A summary of the survey results is presented below in Table 18A; the full details are presented in Appendix D. Major findings are:

- ✓ Most 1-bedroom units rent for between \$500-\$549 a month. In order to pay no more than 25% of income for this rent, an annual income of \$24,000 is needed.
- ✓ The vast majority of 2-bedroom units rent for between \$600-\$700 monthly.
- ✓ The supply of 3-bedroom units is very limited.

**TABLE 18A
CITY OF SANTA PAULA
APARTMENT RENT DISTRIBUTION — 1990**

<u>Monthly Rent</u>	<u>Number of Bedrooms</u>			<u>Total</u>	<u>Percentage Distribution</u>
	<u>1</u>	<u>2</u>	<u>3</u>		
\$500 - \$549	37	0	0	37	21.8%
\$550 - \$599	6	1	0	7	4.1%
\$600 - \$649	1	50	0	51	30.0%
\$650 - \$699	0	48	0	48	28.2%
\$700 - \$749	0	1	6	7	4.1%
\$750 - \$799	8	0	4	12	7.1%
\$800 - \$850	<u>0</u>	<u>8</u>	<u>0</u>	<u>8</u>	<u>4.7%</u>
	52	108	10	170	100.0%

Source: Apartment Rent Surveys conducted by Castañeda & Associates, October-November, 1990

1990 Census data was published in October 1991 and reveals a rent distribution different from the telephone survey and the data shown on Table 18B (Urban Research Associates, a firm retained by the City, was responsible for conducting the telephone survey.) The Census information shows a more affordable rent distribution than the survey. For instance, while the survey found no apartment units renting for less than \$500, the 1990 Census data shows that 39.1% of the stock fell into this rent range. The complete Census data are reported below in Table 18B.

TABLE 18B
CITY OF SANTA PAULA
DISTRIBUTION OF CONTRACT RENTS — 1990

<u>Contract Rent</u>	<u>Number of Units</u>	<u>Percentage Distribution</u>
<\$200	194	6.4%
\$200 - \$299	219	7.2%
\$300 - \$399	311	10.3%
\$400 - \$499	430	14.2%
\$500 - \$549	345	11.4%
\$550 - \$599	337	11.1%
\$600 - \$649	363	12.0%
\$650 - \$699	221	7.3%
\$700 - \$749	181	6.0%
\$750 - \$999	374	12.4%
\$1,000 or more	<u>50</u>	<u>1.7%</u>
TOTAL:	3,025	100.0%

(149 rental units with no cash rent.)

Source: 1990 Census of Population and Housing.
 Table construction by Castañeda & Associates

SPECIAL HOUSING NEEDS

Section 65583 (a)(6) requires:

“Analysis of any special housing needs, such as those of the handicapped, elderly, large families, farm workers, families with female heads of household, and families and person in need of emergency shelter.”

The State Department of Housing and Community Development has explained how special housing needs differ from other housing needs in the following terms:

“Special housing needs are those associated with relatively unusual occupational or demographic groups, such as farm workers or large families, or those which call for unusual program responses, such as preservation of residential hotels or the development of four-bedroom apartments.”*

Handicapped Households

The housing needs of handicapped households include, but are not limited to:

- ✓ Special design features to enhance housing accessibility;
- ✓ Financial housing assistance to bring housing costs within ability to pay.

In Santa Paula, there were 1,073 people out of 12,251 persons aged 16 to 64 who had work disability in 1980, a prevalence rate of 8.76%. Of the total, 674 were not in the labor force and 548 were prevented from working as a result of their disability.

The Federal Rehabilitation Act of 1973, Section 104.3 (j) defines a disabled person as any individual who has a physical or mental impairment which substantially limits one or more major life activities, has record of such an impairment, or is regarded as having such an impairment. The State Department of Rehabilitation was contacted to determine whether that agency maintains city specific data on handicapped persons. The State Department staff indicated that assumptions could not be made from their client base as it represents only a portion of the handicapped individuals in each community. The Rehabilitation Department provides vocational rehabilitation to disabled youths and adults. The client base

* State Department of Housing and Community Development, “Housing Element Questions and Answers,” (March 1984).

changes frequently and their housing needs vary greatly, depending on the disability. That agency suggested a guideline of approximately 10% handicapped in any given population.

The State Rehabilitation Institute was contacted regarding handicapped data. That agency provides out-patient rehabilitation and adult daycare. No data are kept on a city specific basis.

In 1985, the State of California adopted building regulations that required any privately funded development with five or more units of multi-family rental housing to include handicapped adaptability features for all accessible (ground floor) units. Until 1989, developers could apply for a hardship exemption if a maximum of \$650 per unit was spent in adapting units for handicapped access. Many developers applied the required funds to only one aspect of accessibility, such as an exterior ramp, but failed to take into account interior design. Required interior and exterior modification usually cannot be accomplished at a cost of \$650 per unit.

Last year, Title 24 of the California Code of Regulations was amended to repeal the cost cap. It is now more difficult to obtain a hardship exemption. The developer must show that the handicapped requirements cause the project to become financially infeasible or must prove that the modifications would necessitate the removal of major structural elements.

There was no housing specifically developed in Santa Paula for the physically disabled when this document was originally prepared. Since then, the Santa Paulan senior apartments were completed which has 150 adaptable units. A potential program is the HUD Section 811 Program (supportive housing). The City annually reviews Notices of Funding Availability (NOFAs) for the Section 811 Program to determine its feasibility. The City would work with nonprofit housing corporations in the development of such housing in the event the program proved feasible.

Elderly Households

Elderly individuals or families are often on fixed income and confront financial difficulty in meeting rising housing costs. According to the 1980 Census, there were 1,877 households with a head 65 years of age or older. Of all the senior households, 68.5% were owners and 31.5% were renters. The 1990 Census indicates that there are 1,936 senior (65+)

households, accounting for 25% of all the City's households. In 1990, of all the senior households, 77% resided in owner-occupied housing units.

Many seniors reside in mobile home parks and various senior citizen apartment complexes. There is, however, a fairly even distribution of the elderly throughout Santa Paula, even in some of the higher-income neighborhoods. The 1990 Community Attitude Survey indicated that senior citizen housing is one housing type that residents would like to see more of in their community. Almost 60% of the survey respondents stated that there was "not enough" housing for seniors. The demographics and residents both indicate that the City should facilitate the development of additional seniors housing.

The City re-zoned a site to R-4 in order to facilitate the development of an affordable housing development. The project subsequently received low-income housing tax credits and was developed by the Cabrillo Economic Development Corporation, a nonprofit housing developer.

Large Families

Large families are defined as those having five or more members living in the residence. Of the 6,861 households in 1980, 1,229 were occupied by large families (18% of all households). According to the 1990 Census, there are 1,618 households with five or more persons. This number equals 21% of all the City's households. With regard to tenure, 48.8% of the large-families resided in owner-occupied dwellings. The complete data on household size distribution are listed in Table 19.

Since adoption of the 1978 General Plan, the City has recognized a need to encourage the development of larger units. Ways and means to facilitate larger unit developments are a consideration of the housing program. The program incorporates low-interest rehabilitation financing for home improvements and mortgage credit certificates which would assist first-time homebuyers.

TABLE 19
CITY OF SANTA PAULA
HOUSEHOLD SIZE DISTRIBUTION — 1990

<u>Household Size</u>	<u>Owner Occupied</u>	<u>Renter Occupied</u>	<u>Total Households</u>	<u>Percentage Distribution</u>
1	812	557	1,369	17.9%
2	1,528	647	2,175	28.4%
3	705	549	1,254	16.4%
4	654	594	1,248	16.3%
5	367	349	716	9.3%
6	193	204	397	5.2%
7+	<u>229</u>	<u>276</u>	<u>505</u>	<u>6.5%</u>
TOTAL:	4,488	3,176	7,664	100.0%

Source: 1990 Census of Population of Housing
Table construction by Castañeda & Associates.

Farm Workers

A fairly substantial number of residents in Santa Paula are farm workers. In the 1980 Census, of the 14,257 farm workers in the County (including fishing and forestry workers), 1,308 (or 9.17%) were from Santa Paula. These farm workers are concentrated in 574 households, 90% of which are classified as low or very-low-income. The concentration of farm workers in Santa Paula is related to the citrus, avocado, and row-crop production in the Santa Clara River Valley. Also, the availability of lower cost housing than is readily available in other parts of the County, contributes to this concentration. Farm worker housing is available at Rancho Sespe, a few miles east of the City.

Agriculture is a principal industry in Ventura County and the Santa Clara Valley. Because specific data on farm workers in the city is not systematically collected, assessing the precise needs of this group is of necessity based on observations.

The City of Santa Paula has a large number of older homes and a large population of Hispanics (60%). Many of these older (and some new) homes are owned by Hispanic families. These families are mostly large extended families, many residents of the city for decades or since birth. These families often own homes as a perpetual resource rather than a current investment. Different family members live there as their needs change and the homes are retained in the family and not sold. This system does sometimes entail overcrowding. However, because these homes have been kept out of the market place for decades, this system does result in provision of a good stock of affordable housing for this group. There are also more children in this group than the rest of the population. Farm workers also pool their resources to buy new housing.

It is unlikely that agricultural job opportunities in Ventura County will expand in the future because most land available is being used now. However, both County and City policies are directed, somewhat successfully, towards the protection of farming. Although the agricultural business is seasonal, the season is long here and many crops, such as fruits, vegetables and flowers, are labor intensive, so the needs for farm worker housing will continue. The senior project completed a few years ago has indirectly made some suitable housing available when seniors left single family homes for apartments.

Female Heads of Household

Of the 6,861 households reported in the 1980 Census, 1,768 were headed by single females. This translated to 26% of all heads of household in Santa Paula at the time of the 1980 Census. Many of these households may be residing in small units and pay a higher than average portion of their income for housing due to only a single income being available.

Data on female headed households is available from recently published 1990 Census information. Of the City's total households (7,664), 1,948 or 25.4% were headed by a female. The distribution of these female-headed households is listed below:

✓	1 person household	916
✓	2 or more person families	921
	with related children:	613
	with non-related children:	308
✓	2 or more person non-related household	<u>111</u>
		1,948

The 1990 Census shows 44% of the single-parent families in the City had incomes below the poverty level. Approximately 600 or 80% of these families living in poverty are headed by single females with children. Only 15% of all families are headed by a female. It is obvious that these families living in poverty would have difficulty affording suitable housing. Coordinating housing arrangements with child care, education and other family needs increases their difficulty.

The City has an active Housing Authority which administers Section 8 housing subsidies. Of the 529 families currently assisted, 424 are designated Female Head of Household. Therefore, it appears that 70% of the families headed by females are included in Section 8 housing subsidies. Many of the balance of these families are part of extended families who have lived and owned properties in Santa Paula for many years. Many of these properties have more than one unit or the family owns separate properties that are shared by the generations. Families in these homes could likely be headed by a female, even with a low- or very low-income because the housing has been kept out of the current economic market. A survey performed by the City during the Housing Element period showed that about half of Santa Paula households have residency exceeding 20 years.

The other needs for education and child care are more easily handled in a small town such as Santa Paula which is less than five square miles. There are five neighborhood elementary schools, one middle school and one high school both centrally located. The elementary schools are within an easy walk of most residences for even the smallest school children. Traffic volumes are low in most areas. Teenagers can walk or ride bicycles to school and other activities from most anywhere in the city.

There are many home providers of day care facilities in the city in addition to extended family arrangements and church provided facilities. Small home day care facilities can care for eight children, instead of six, as in most counties, under State legislation for a pilot project to expand these care facilities statewide. These facilities are dispersed across the community. Information about child care resources are shown on the next two pages.

Homeless

There are many social, economic and physical conditions which have combined to increase the homeless population throughout the State of California. In September 1984, the Governor signed Assembly Bill 2579, adding families and persons in need of emergency shelter to the special needs groups to be considered in each jurisdiction's housing element. According to the Technical Assistance report prepared by the State Department of Housing and Community Development, a needs assessment includes:

1. An estimate or count of the daily average number of persons and families in the locality lacking permanent shelter.
2. A count of the number and type of shelter beds, hotel/motel vouchers, and units of transitional housing currently available in the locality.
3. An estimate derived from the figures described above of the number of additional shelter beds, shelters, and transitional housing units needed by type of need.

Site identification became a requirement, effective January 1, 1988, or the next periodic update of the housing element pursuant to Government Code Section 65588, whichever is later. Housing element law requires an identification of adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate the development of emergency shelters and transitional housing (Government Code Section 65583 (c)(1)).

ARE YOU INTERESTED IN A PRE-SCHOOL PROGRAM?

Head Start (half day)

For services county-wide contact:

Child Development Resources of Ventura County, Inc.

(805) 486-3531

State Preschool Programs (half day)

Moorpark

Flory School 387-6300

Oxnard School District

Preschool 487-3918

Ventura Unified School District

Preschool 648-5251

State Funded Programs (full day)

Oxnard

Green Valley Children's Center (CDI) 486-3557

Indigo Preschool (EDI) 486-5009

Ocean View Children's Center 488-5277

South Oxnard Child Development

Center (CDI) 488-2214

Santa Paula

Santa Paula School District 933-5375

Santa Paula Child Development

Little Treasures

Simi Valley

Simi Valley YMCA 583-5338

Ventura

Green Valley Children's Center 648-6557

Park Row

Green Valley Children's Center 647-7748

Cracker

ARE YOU INTERESTED IN A CENTER BASED PROGRAM FOR A SCHOOL-AGE CHILD?

Moorpark

Conejo Valley YMCA 523-7613

Oxnard/Port Hueneme

Campfire 485-3417

Simi Valley

Simi Valley YMCA 583-5338

Ventura

Juanamaria Child Development Center 647-7948

Mound School Child Development Center 650-8791

Portola School Child Development Center 644-1624

Campfire - Saticoy School 485-3417

Santa Paula

Santa Paula School District 933-5375

Kid's Club - McKeveatt


Kid's Club - Glen City


This brochure was assembled by the Transitional Child Care Task Force to inform parents about the many sources of funding for child care. It was developed and designed to give assistance in understanding the different types of child care programs available to low-income families and how to access these resources.

*This brochure was funded in part by
Child Care Action Campaign*

Child Care Resources for Low-Income Ventura County Families

**Do you need help to pay for
your child care?**

 This brochure describes the child care assistance programs available and lists the local agencies who offer these programs.

 Almost all programs have limited funds and waiting lists. It's important to add your name to all waiting lists for programs that may work for your family.

Additional information about all aspects of child care assistance may be obtained by calling:

Child Development Resources
of Ventura County, Inc.

(805) 486-3531

ARE YOU LOW INCOME?

At Risk of Welfare Dependency (IV-A)

Ages served
Birth through 12 years or through 17 years if physically or mentally incapable of self care.
Eligibility & Fees
Low income families who are "at risk" of welfare dependency and need child care to work. Priority given to teen parents and to former TCC and AFDC clients who are employed. Sliding fee scale.
Services
Parent selects either licensed or license exempt child care setting.

Child Care and Development Block Grant ("Certificate")

Ages served
Birth through 12 years or through 17 years if physically or mentally incapable of self care.
Eligibility & Fees
Low income families who meet locally defined priorities and are working, looking for work, in training, or the children have been identified as "at risk" of abuse. Sliding fee scale.
Services
Parent selects either licensed or license exempt child care setting.

Alternative Payment Program (A.P.)

Ages served
Birth through 13 years or through 21 years if child meets exceptional needs criteria.
Eligibility & Fees
Priority given to children "at risk" of abuse or neglect. Low income families where parents are working, looking for work, in training, homeless and seeking permanent shelter, parent mentally or physically incapacitated, or child is physically or mentally disabled. No fee for families "at risk" of abuse; sliding fee scale for others.
Services
Parent selects either licensed or license exempt child care setting/

For services county-wide contact:
Child Development Resources of Ventura County, Inc.
(805) 486-3531

For services for families using child care in Ventura, Santa Barbara, and Simi Valley contact:

DO YOU RECEIVE WELFARE (AFDC) AND GO TO SCHOOL OR A JOB TRAINING PROGRAM?

Greater Avenues for Independence (GAIN)

Ages served
Birth through 12 years, or under 18 years if physically or mentally incapable of self care.
Eligibility & Fees
Families currently receiving AFDC and participating in GAIN training. No fees.
Services
Licensed or license exempt care selected by the parent. For information call Public Social Services Agency, (805) 652-7812

Non-GAIN Education & Training Child Care (NET)

Ages served
Birth through 12 years, or under 18 years if physically or mentally incapable of self care.
Eligibility & Fees
Parent is a current AFDC client without a BA degree, attending an employment directed education or training program full time, which is to be completed in 24 months.
Services
Parent selects either licensed or license exempt child care setting. Care may be provided for up to 24 months. For information call Public Social Services Agency, (805) 652-7812

CAL-Learn Program

Ages served
Birth through 12 years, or under 18 years if physically or mentally incapable of self care.
Eligibility & Fees
Pregnant and custodial teen parents under age 19 receiving AFDC and working toward a high school diploma or equivalent.
Services
Licensed or license exempt care selected by the parent. For information call Ventura county Public Health, (805) 385-9131

ARE YOU WORKING AND RECEIVING WELFARE (AFDC) OR ELIGIBLE TO RECEIVE WELFARE?

Child Care Disregard

Ages served
Birth through 12 years or through 17 years if physically or mentally incapable of self care.
Eligibility & Fees
Employed AFDC caretaker relatives or parents. Will disregard (not count) as income a maximum of \$200/month for children under 2 years when caretaker relative/parent is employed full time, and \$175/month for children over 2 years when caretaker relative/parent is employed full time. Disregard amount for part time employed caretaker relative/parents varies slightly.
Services
Caretaker relative/parent selects child care and provides documentation of expenses. For information call the Public Social Services Agency, (805) 652-7612

Supplemental Child Care (SCC)

Ages served
Birth through 12 years or through 17 years if physically or mentally incapable of self care.
Eligibility & Fees
Supplements child care payments to the AFDC Child Care Disregard. SCC is a separate payment for the amount of child care that exceeds the disregarded amount. SCC is limited to the actual child care paid or the 75th percentile of the regional market rate (RMR), whichever is less.
Services
Caretaker relative/parent selects child care and provides documentation of expenses. For information call the Public Social Services Agency, (805) 652-7612

DID YOU RECEIVE WELFARE (AFDC) BUT ARE NOW WORKING AND NO LONGER ELIGIBLE?

Transitional Child Care (TCC)

Ages served
Birth through 12 years or through 17 years if physically or mentally incapable of self care.
Eligibility & Fees
Provided partial payments for child care expenses to former AFDC recipients for up to 12 months. Ineligibility to AFDC is due to increased earnings or hours. Sliding fee scale.
Services
Caretaker relative/parent selects care and provides documentation of expenses. For information call Public Social Services Agency, (805) 652-7612

According to the D/HCD, localities should use the Uniform Housing Code (UHC) Space and Occupancy Standards, which apply to shelters. These standards specify, for example, that sleeping accommodations for 2 persons require a minimum of 70 square feet of space and an additional 50 square feet of space for each additional person.

Any of the following could meet the adequate sites requirement for a need of no more than 10 to 20 persons: apartments, mobile homes, recreational vehicles with hook-ups, units in a single-room occupancy structure (SRO), a large single-family unit, church facilities, commercial, or other multi-use facilities.

For a need greater than 20 persons, one or more of the following strategies would satisfy the site requirements; a program to help increase the capacity of existing shelters; identification of suitable structures such as warehouses, schools, or hotels that could be used as, or converted to, shelters; identification of specific sites which have the potential for shelter or transitional housing development during the planning period of the housing element (e.g., sites identified in a shelter ordinance); or establish a shelter-transitional housing zone or zones.

Census estimates of the sheltered and unsheltered homeless are not accurate measures of the presence of this special needs group. There are zero “sheltered” homeless since the City has no existing shelter facilities. The City staff has conducted periodic surveys to estimate the number of “unsheltered” homeless in Santa Paula. The City will develop a cooperative program with the Santa Paula Housing Authority to address this need using transitional housing and emergency shelters. The location of potential sites for transitional housing and emergency shelter are within the redevelopment project area.

ENERGY CONSERVATION OPPORTUNITIES

An analysis of opportunities for energy conservation with respect to residential development is required by Section 65583 (a)(7) of the Government Code. According to the D/HCD:

“The purpose of this analysis is to show that the locality has to consider how energy conservation might be achieved in residential development and how energy conservation requirements may contribute to the affordability of units.

Following are examples of local policies, plans, and development standards that have been successful in reducing energy costs or consumption:

- promotion of compact, higher density, and infill development;
- the active, constructive enforcement by local building officials of existing state residential energy conservation standards;
- standards for street widths, landscaping of streets and parking lots to reduce heat loss or provide shade; and
- standards for energy efficient retrofits to be met prior to resale of homes.”

The State Office of Planning and Research (OPR) has offered the following advice on this code requirement:

- ✓ Opportunities in the design and construction of individual units.
- ✓ Opportunities in the design of subdivisions.
- ✓ Assessment of the effect of energy conservation measures on the cost of housing in the long run.
- ✓ Proximity of proposed residential development to employment centers, schools and other services and availability of transit services.

The City’s landscape guidelines require low water using plants and irrigation and the Growth Management Ordinance awards points for energy conserving design in 9 categories.

The City enforces Title 24 of the State Building Code which establishes energy standards. Additional opportunities will be explored on infill housing sites and city-assisted affordable housing development.

Energy Conservation is one method available to individuals to reduce housing costs. The use of energy-efficient appliances, active and passive solar heating and cooking, and compliance with state energy conservation standards are all affective means of reducing costs and conserving valuable resources.

The City's best opportunity for energy savings is in conditions placed on new development. Orientation of the buildings on the lots, energy-efficient appliances, solar packages, low-water-use plumbing, and use of drought-tolerant plants can provide substantial savings over the long term. These savings must be weighted against the initial increase in costs so that the sales or rental price is not increased unduly.

4. GOALS, POLICIES & QUANTIFIED OBJECTIVES

INTRODUCTION

Section 65583 (b) of the Government Code requires:

“A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.”

The following definitions, developed by the State D/HCD, provide guidance on the meanings of these terms:

“Goals are general statements of purpose. Housing element goals will indicate the general direction that the jurisdiction intends to take with respect to its housing problems. While reflecting local community values, the goals should be consistent with the legislative findings (Section 65580) and legislative intent (Section 65581) of Article 10.6 and other expressions of state housing goals contained in the housing element law. Goals may extend beyond the time frame of a given housing element.

Policies provide a link between housing goals and programs; they guide and shape actions taken to meet housing objectives.

*Quantified objectives are the maximum actual numbers of housing units that the jurisdiction projects can be constructed, rehabilitated, and conserved over a five-year time frame. In order to more realistically plan for the implementation of housing programs, it is useful for localities to establish objectives for each housing program which will be implemented during the time frame of the element. Objectives may therefore be short-term in outlook compared to community’s goals.”**

* State Department of Housing and Community Development. Questions and Answers Report, (June 1987) p. 10.

BACKGROUND

There are four major sources for determining the goals, policies and objectives appropriate to Santa Paula:

- ✓ Consistency with the State legislative findings and intent.
- ✓ Local community values expressed in the housing-associated statements found in the 1978 General Plan and 1985 Housing Element.
- ✓ Housing needs, resources and constraints pertinent to existing and future conditions in Santa Paula.
- ✓ 1990 Community Attitude Survey.

Legislative Findings and Intent

According to Section 63380 of the Government Code, the California legislature made the following findings;

- “(a) The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order.
- (b) The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- (c) The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- (d) Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- (e) The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the General Plan and to cooperate with other local governments and the state in addressing regional housing needs.”

The legislative intent for the preparation of Housing Elements is declared in Section 63581 of the Government Code:

- “(a) To assure that counties and cities recognize their responsibilities in contributing to the attainment of the state housing goal.
- (b) To assure that counties and cities will prepare and implement housing elements which, along with federal and state programs, will move toward attainment of the state housing goal.
- (c) To recognize that each locality is best capable of determining what efforts are required by it to contribute to the attainment of the state housing goal, provided such a determination is compatible with the state housing goal and regional housing needs.
- (d) To ensure that each local government cooperates with other local governments in order to address regional housing needs.”

Another foundation for the goal statements are the goals that a local housing program must accomplish. These are stated below:

- ✓ Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels.
- ✓ Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
- ✓ Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- ✓ Conserve and improve the condition of the existing affordable housing stock.
- ✓ Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Community Values

1978 Land Use Element

In 1978, the City adopted a comprehensive General Plan. Although that document did not include an individual Housing Element, several housing-related statements were incorporated in the Land Use Element. These statements reflect community values at that time and many are relevant to Housing Element update.

- ✓ To promote and insure the provision of adequate housing for all persons regardless of age, income, race or ethnic background, and to insure the provisions of housing selection by location, type, price and tenure.
- ✓ To encourage conservation of stable residential areas, and redevelopment and renovation of blighted and substandard residential areas in the eastern portion of the City, particularly between Richmond Road, Ojai Road and the Southern Pacific Railroad and in the area to the south of the Civic Center.
- ✓ Removal of substandard (dilapidated) housing units which are beyond repair or are of inadequate original construction. Coordination between the City Housing Authority and local realtors will be encouraged in order to obtain priority for persons currently living in substandard units.
- ✓ The City will encourage creation of more housing units for large, lower income families through:
 - The Santa Paula Housing Authority; and
 - Rehabilitation and conversion of large, older single-family homes.
- ✓ Develop more expensive housing units in a variety of residential types (single-family, condominium and apartments) to upgrade the residential tax base and maintain a diversity in the City's population. Minimum lot sizes in new residential tracts should provide sufficient area for future additions and improvements to these homes
- ✓ In the face of increasing fiscal and social pressures, the City of Santa Paula must balance its need for subsidized housing with such economic need factors as increased job opportunities, a broader tax base—including industrial and commercial development—and

upgrading of its housing stock. For this reason, the City favors a fair share distribution of subsidized housing units throughout the County, both in cities and in the unincorporated areas.

- ✓ Establish a housing mix policy for new housing within the City which provides adequate housing choices for all segments of the community.
- ✓ Establish and encourage residential densities which will distribute the population in optimum relation to community facilities and public utilities.
- ✓ To promote and insure open and free choice of housing for all.
- ✓ Act as a guide for municipal decisions and how these decisions affect the quality of the housing stock and inventory.

1985 Housing Element

The previous Housing Element contained 14 goal/objective statements. All of these statements are listed under column one "Planned Objectives" of Chart 1. Since these statements reflect current community values, many have been retained in the updated Housing Element in a slightly reorganized format.

1989 Housing Needs, Resources & Constraints

Existing and potential resources available to the City are insufficient to meet all housing needs in the five-year planning period of mid-year 1989 to mid-year 1994. An estimated 1,100 housing units, for example, are suitable for rehabilitation and only \$180,000 in CDBG funds are available to encourage home improvement. There are an estimated 1,373 lower-income households paying more than they can afford for housing. And only 400+ households are receiving financial assistance via the Section 8 rental assistance program. The City's need for new construction is 619 housing units. There is sufficient land to address this need; however, financial and/or other incentives may be necessary to facilitate the development of affordable housing. In summary, the City's direction in the past four to five years has been properly aimed; now existing resources must be augmented to meet a greater proportion of the need.

1990 Community Attitude Survey

Santa Paula residents show a high level of satisfaction with the current mix of housing types. Senior citizen housing is the one housing type that Santa Paula residents would like to see more of in their community. 57% of the respondents indicated that there was “not enough” housing for seniors. Although this view was most commonly mentioned by households with seniors (65%), it should be noted that the need for senior housing was also recognized by a majority of households with no seniors present (51%). In no single category do a majority of residents feel there is “too much” in Santa Paula. Little differentiation exists between owners and renters in their opinion of housing mix.

More than any other issue, protecting neighborhood quality is a housing goal that Santa Paula residents (87%) would like to see addressed in the General Plan revision. Related to neighborhood quality, the preservation of older neighborhoods was also rated “very important” by a majority of the households (52%).

Housing affordability is an important issue to many Santa Paula residents. Table 20 provides a breakdown of median rent/mortgage payments by income categories:

TABLE 20
MEDIAN RENT/MORTGAGE BY MONTHLY INCOME

<u>Monthly Income</u>	<u>Median Rent/Mortgage</u>
Below \$833	\$257
833- 1,250	\$400
1,250 - 1,667	\$460
1,667 - 2,083	\$567
2,083 - 2,917	\$646
2,917 - 4,167	\$723
4,167 - 6,260	\$1,033
Above 6,250	\$1,000

Citywide, the percentage of households reporting that they are paying more than they can afford for rent or mortgage is 23%. That figure climbs to 42% when only renters are considered. Similarly, the figure of 63% of all respondents who indicated that affordable housing was a very important issue rose to 81% for renters and households with annual

incomes under \$20,000. Conversely, the need for upscale housing was recognized by only 18% of the sample households as a very important issue. Table 21 presents the full list of housing issues and the response frequency for each (maximum possible response frequency for any item is 355):

TABLE 21
GENERAL PLAN HOUSING CONCERNS RANKED “VERY IMPORTANT”

<u>Area of Concern</u>	<u>Freq.</u>	<u>Percent</u>
Protecting neighborhood quality	285	87.4%
Need for more affordable housing	207	62.5%
Need for programs to help first-time home buyers	199	60.7%
Preservation of older neighborhoods	175	52.4%
Need for programs to assist in home improvements	144	45.1%
Reducing neighborhood noise	132	41.0%
Need for diversity in housing types	84	27.0%
Need for more upscale housing	55	17.7%

1989 HOUSING ELEMENT GOALS

As indicated on page 4-1; “Goals are general statements of purpose. . . (they) indicate the general direction that the jurisdiction intends to take with respect to its housing problems.” The Santa Paula Housing Element goals are organized according to the five goals that a housing program must accomplish: 1) conserve and improve existing affordable housing; 2) identify adequate sites; 3) develop affordable housing; 4) remove governmental constraints; and 5) promote equal housing opportunities.

Conservation and Improvement of the Existing Stock

1. Conserve existing stable residential areas.
2. Preserve the affordability of existing rental and mobile home housing.
3. Achieve a housing stock free of adverse physical conditions.
4. Replace deteriorated structures with adequate housing.

Identify Adequate Housing Sites

5. Provide housing sites sufficient to meet the City's new construction needs (as projected by SCAG).
6. Ensure adequate services and facilities to new development as it is constructed.

Assist in the Development of Affordable Housing

7. Create a housing market environment where all households have adequate housing within their financial means.
8. Achieve a housing mix policy for new development to provide adequate choices for all segments of the community.
9. Create more housing units for large, lower-income families.
10. Meet the City's share of affordable housing needs as projected by the Southern California Association of Governments.

Removal of Governmental Constraints

11. Promote governmental resources that positively contribute to meeting housing needs.
12. Establish and retain appropriate development standards for a variety of housing types.

Promote Equal Housing Opportunities

13. Achieve open and free housing opportunity for all economic segments.
14. Remove impediments to fair housing opportunities in both the existing and new housing supply.

POLICIES

As indicated on page 4-1: “Policies provide a link between housing goals and programs; they guide and shape actions taken to meet the housing objectives.” The element’s policy statements describe the manner in which the City will endeavor to reach the stated goals and satisfy unmet housing needs. Consequently, “policies” are derived from past and current practices of the City; available and appropriate resources; and the requirements of State law that pertain to or affect the content of a housing element. The Santa Paula policies are organized according to the same five major topics as were the goal statements.

Conserve and Improve Existing Housing

1. *Continue to participate with Ventura County in the Community Development Block Grant Program to meet the City's housing maintenance and improvement needs.*
2. *Utilize 20% Set-Aside funds per the Redevelopment Project Area funds to encourage housing rehabilitation for up to moderate-income families throughout the City to meet maintenance and improvement needs.*
3. *Replace any low- or moderate-income units removed by public or private actions on a one for-one basis in the next five years (1989-1994).*
4. *Continue participation in State and Federally sponsored programs designed to maintain affordability, particularly the Section 8 rental assistance program in co-operation with the Santa Paula Housing Authority.*
5. *Continue to implement the mobile home rent review ordinance (to ensure the affordability of that sector of the housing stock).*
6. *Enact land use policies for the continued use of the City's mobile home parks.*
7. *Facilitate the conversion of existing mobile home parks to tenant ownership.*

Identify Adequate Housing Sites

8. *The City will encourage and facilitate the development of housing for all income groups. Consistent with Government Code Section 65008, Santa Paula will not discriminate against or impose higher standards on developments which have public subsidies or financial assistance, or are intended for occupancy by persons and families of low- and moderate-income.*

9. *Santa Paula will designate additional vacant land for high-density multifamily zoning for rental units during the current General Plan update. This action will reduce the need to amend the general plan in order to accommodate Santa Paula's share of the regional housing need for the planning period beginning in July 1996, and will enhance the City's plans for economic development and job creation.*

Identify Adequate Housing Sites

10. *Continue to implement the City's Land Use Element (until revised by the General Plan update).*
11. *Continue to enforce the PD overlay zone on all zone change requests to encourage planning flexibility and innovation.*

Affordable Housing Development

12. *Enlarge the range of potential housing financial resources that could be applied to new affordable developments including the Santa Paula Redevelopment Project Low- and Moderate-Income Housing Fund; State and Federal financial assistance programs; and local incentives and concessions.*
13. *Comply with all current and successor legislation pertaining to the local obligations to address housing needs including, but not limited to, second units, density bonuses, manufactured housing and expedited processing.*
14. *Density bonuses and/or other incentives will be permitted pursuant to the adopted density bonus ordinance.*

Remove Governmental Constraints

15. *Incorporate positive incentives to the development of affordable housing in any future revisions to the Growth Management Ordinance.*
16. *Establish land use regulations and other appropriate measures to facilitate the development of a variety of housing types, including housing to accommodate special needs groups such as senior citizens, the handicapped and farm workers.*

Equal Housing Opportunity

17. *Continue to ensure fair housing practices as a part of the certification process for the Community Development Block Grant program and other appropriate State and Federal programs used in the 1989-1994 planning period.*

18. *Encourage all residential development applicants to provide equal housing opportunity to all population and income groups.*
19. *Contribute, through CDBG funds, to the provision of fair housing services to the City's residents.*

QUANTIFIED OBJECTIVES

According to State law, numerical targets must be set forth in a housing element with regard to:

- ✓ Conservation
- ✓ Rehabilitation
- ✓ Construction

Conservation

1. *Increase the number of households receiving Section 8 rental assistance from 425 to 550 in the 5-year program period (in cooperation with Santa Paula Housing Authority).*
2. *Conserve existing affordable mobile home housing through continued implementation of the City's Mobile Home Rental Review Ordinance, enactment of land use policies to preserve existing parks, and conversion of current facilities to tenant ownership.*
3. *Increase the number of code violation cases processed from 4 to 15 monthly.*

Rehabilitation

4. *Rehabilitate 120 housing units in the next five years through code enforcement activities, use of CDBG funds, 20% set-aside resources and private financing.*
5. *Preserve and rehabilitate 15 historic housing units in the next five years within the historic overlay zone.*

Construction

6. *Produce 447 total new construction housing units in the next five-year period (1989-1994).*
7. *Facilitate the production of at least 184 market rate housing units for moderate- and above moderate-income households.*
8. *Provide assistance, through financial incentives and regulatory concessions, to enable the production of at least 263 housing units for very low- and low-income households.*

Quantified objectives need not match exactly housing need. According to Section 65583(b) of The Government Code:

“It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community’s ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the identified existing housing needs, but should establish the maximum number of housing units that can be constructed, rehabilitated, and conserved over a five-year time frame.”

The quantified objectives by income group are listed below:

<u>Quantified Objective</u>	<u>New Construction</u>	<u>Rehabilitation</u>	<u>Conservation</u>
Very Low Income	151	20	375
Low Income	112	20	175
Moderate Income	128	40	0
Above Moderate	<u>56</u>	<u>40</u>	<u>0</u>
Total:	447	120	550

5. 5-YEAR HOUSING PROGRAM

INTRODUCTION

According to Section 65583(c), the housing element must include:

“A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available. In order to make adequate provision for the housing needs of all economic segments of the community, the program shall ... address specific needs.”

PROGRAM SUMMARY

Refer to chart on following 2 pages.

SCHEDULE OF ACTIONS

Most of Santa Paula’s planned actions are ongoing because they represent in-place policies or programs. While some actions may continue for five-years, others will be accomplished in the near-term and establish the foundation for subsequent, follow-up implementation. The details of these follow-up activities cannot be discerned at this time, however. The principal schedule of actions are noted below with respect to making adequate provision for housing needs.

CHART 3
CITY OF SANTA PAULA: 5-YEAR HOUSING PROGRAM SUMMARY

PROGRAM CATEGORY	PROGRAM ACTIONS	AGENCY RESPONSIBLE	FUNDING	TIME
1. Provision of Adequate Housing Sites	• Land Use Element	• Planning Director	• Redevelopment Fund	• On-going
	• Zoning Ordinance	• Planning Director	• General Fund	• On-going
2. Affordable Housing Development	• Low/Moderate Housing Fund	• Redevelopment Agency Funds	• Tax Increment	• On-going
	• Density Bonus Ordinance	• Planning Director	• General Fund	• Completed
	• Senior Housing Development	• Planning Director	• General Fund • LIHTC	• Completed
3. Removal of Governmental Constraints	• Regulatory Concessions and Incentives Program	• Planning Director	• General Fund	• On-going
	• Density Bonus Ordinance	• Planning Director	• General Fund	• Completed
	• Expenditure Plan for Low/Moderate Income Housing	• Redevelopment Agency	• Tax Increment Funds	• Completed
	• Mobile Home Land Use Category	• Planning Director	• General Fund	• Mid-year 1996

CHART 3
CITY OF SANTA PAULA: 5-YEAR PROGRAM SUMMARY

PROGRAM CATEGORY	PROGRAM ACTIONS	AGENCY RESPONSIBLE	FUNDING	TIME
4. Housing Conservation and Improvement	• Section 8 Rental Assistance	• Santa Paula City Housing Authority	• HUD	• On-going
	• Mobile home Rent Review	• Board	• General Fund	• On-going
	• Mobile home Park Owner-ship Conversion	• Planning Director	• General Fund	• Completed
	• At-Risk Analysis			• Completed
	• Structural Conservation	• Director of Building & Safety	• CDBG and other grant funds	• On-going
5. Equal Housing Opportunity	• Fair Housing Services	• Planning Director HUD, U.S. Department of Housing & Urban Development, Ventura County Fair Housing Council	• CDBG Funds	• Completed On-going

Adequate Housing Sites

Two specific actions relate to this program category:

1. *Adoption of a new, comprehensive General Plan in the next three years may incorporate some revisions to the current Land Use Element. The General Plan is now (July 1995) under preparation by City staff.*
2. *The Santa Paula Redevelopment Project will provide enhanced opportunities for infill construction and will contribute to meeting housing needs. The Project Area is adopted and the first 20% set aside fund has been determined.*

Affordable Housing Development

Two completed actions are particularly relevant to this program category:

1. *Adoption of an "expenditure plan" for the use of the 20% set-aside, Low-and Moderate-Income Housing Fund. The Plan, adopted by the City Council on April 1993, is incorporated as Appendix E.*
2. *Adoption of an implementing ordinance to evaluate applications for density bonus units. The ordinance was adopted on March 1, 1993. The ordinance, which is included as Appendix F, includes a program of regulatory concessions and incentives.*

Removal of Governmental Constraints

Apart from on-going activities, there are three actions included in this program category:

1. *Adoption of an ordinance to meet the requirements of the Statewide density bonus law. (Adopted March 1993.)*
2. *Completion of an expenditure plan for the use of the 20% set-aside Low-and Moderate-Income Housing Fund. (Adopted April 1993.)*
3. *Evaluation of the appropriateness of creating a mobile home park land use category during the course of updating the City's General Plan.*

Housing Conservation and Improvement

In addition to on-going activities, the following actions were accomplished during the five-year housing program period.

1. *Completion of the analysis (program recommendations on low-income housing "at risk" of converting to market rate housing. The analysis has been completed and is included as Appendix G.*
2. *Completion of a study of options and funding sources to enable the conversion of one or more mobile home parks to tenant ownership. A tentative subdivision map for one mobile home park has been approved.*

Equal Housing Opportunities

Throughout Ventura County, the achievement of open, fair and equal housing opportunities is very important. The City funded a fair housing services program during the five-year housing program period. The fair housing services are provided by the Ventura County Fair Housing Council. The VCFHC is a private nonprofit organization which provides housing and mortgage lending discrimination investigations. The Council is funded by the County of Ventura and the cities of Santa Paula, Camarillo, Fillmore, Moorpark, Ojai and Port Hueneme through Community Development Block Grant Funds (CDBG).

ADEQUATE PROVISION FOR HOUSING NEEDS

As stated by Section 65583(c) of the Government Code: "In order to make adequate provision for the housing needs of all economic segments of the community, the program shall...address specific needs." Program actions to address these needs are discussed in this subsection.

Identification of Adequate Housing Sites

Section 65583(c)(1) states that a local housing element must:

“Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters and transitional housing in order to meet the Community’s housing goals as identified in subdivision (b).”

Variety of Housing Types

As observed in the earlier discussion, the Land Use Element and Zoning Ordinance provide for a variety of housing types. Future development on vacant land is planned for three density categories, including hillside, single-family and multi-family. Approved development includes a 150-unit independent living senior apartment complex that has been completed.

Rental Housing

The City’s land use controls do not distinguish between owner and renter housing. The two highest density categories, per the Land Use Element and Zoning Ordinance, can facilitate the construction of rental housing.

Mobile homes

Ten percent of the City’s housing supply consists of dwellings in mobile home parks. There is, at present, no exclusive land use category or zoning district for existing mobile home parks. This possibility will be evaluated during the course of updating the General Plan which is now in process (July 1995).

Affordable Housing Development

Section 65583(c)(2) of the Government Code mandates that a housing program shall:

“Assist in the development of adequate housing to meet the needs of low- and moderate-income households.”

In addition, Chapter 1140, statutes of 1989, amended housing element law to require the housing program of an element to include, by January 1, 1990, a description of the use of monies in the Redevelopment Agency's Low and Moderate Income Housing Fund if the locality has established a redevelopment project area. The City has established the Santa Paula Redevelopment Project. Technical Appendix E contains the City's plan for the use of the 20% set-aside.

Regulatory Concessions and Incentives Program

This program action is directed at consolidating various ways by which the City may contribute to addressing community needs. The concessions and incentives are consolidated in the adopted density bonus ordinance and include, but are not limited, to:

- ✓ Reductions in setback requirements.
- ✓ Reductions in lot size requirements.
- ✓ Reductions in the number of vehicular parking spaces that would otherwise be required.
- ✓ An additional density bonus in excess of the 25% basic bonus.
- ✓ Approval of mixed use zoning of commercial, office or other land uses when compatible with the housing project and existing or planned development.

20% Set-Aside Housing Program Expenditure Plan

State law requires that an expenditure plan for the use of the 20% set-aside fund be developed. The Santa Paula Redevelopment Project generated tax increment and set-aside revenues in 1993. These revenues may be expended on a wide variety of housing programs, including rehabilitation, rental assistance and new construction. A plan for the use of the set-aside fund was adopted by the City Council in April 1993.

Density Bonus Implementation Ordinance

During the five-year program period, the City Council adopted an ordinance regulating the granting of a density bonus and other development incentives for qualified residential projects. According to Ordinance No. 962:

“Density bonuses and other development incentives will be granted in order to encourage the construction of housing affordable to households earning low- and very low-incomes, for senior citizens and other qualifying residents as defined in State Civil Code Sections 51.2 and 51.3. Neither Government Code 65915 et. seq. nor this chapter require the provision of direct financial incentives, including the provision of publicly owned land, or the waiver of fees or dedication requirements, to promote housing development. All projects qualifying for a density bonus will still be subject to the City’s Growth Management Allocation procedures and requirements.”

(Since adoption of the density bonus ordinance, the City Council has suspended implementation of the Growth Management Ordinance.)

Removal of Government Constraints

Section 65583(c)(3) states that a local housing element must:

“Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Potential governmental constraints were removed as the City implemented the following action programs during the 5-year housing program period:

- ✓ Regulatory Concessions and Incentives Program
- ✓ Density Bonus Implementation Ordinance
- ✓ Expenditure Plan for the Low/Moderate Income Housing Fund

Housing Conservation and Improvement

Section 65583(c)(4) states that a housing program shall describe actions to “Conserve and improve the condition of the existing affordable housing stock.” In addition, a recent amendment to housing element law (Chapter 1451, Statutes of 1989) requires all housing elements to include, by January 1, 1992, additional needs analyses and programs to address the potential conversion of assisted housing developments to non-low-income housing uses during the next ten year period. Assisted housing developments are defined to include any multi-family rental housing assisted under any of the following programs:

1. *Federal:* Section 8, 213, 221(d)(3), 236, 202, and 101; CDBG and FmHA Section 515.
2. *State:* Multi-family revenue bond.
3. *Local:* Multi-family revenue bond, redevelopment, in-lieu, inclusionary, and density bonus programs.

Appendix E presents the City’s “at-risk” analysis.

Conservation of Existing Affordable Housing

This sub-program includes ongoing activities:

- ✓ Section 8 rental assistance program (431 households are presently assisted).
- ✓ Implementation of mobile home park rent review process.

In addition, other affordability measures will be implemented as a part of:

- ✓ Density bonus implementation ordinance.
- ✓ Expenditure Plan for the Low/Moderate Income Housing Fund.

Structural Conservation

The existing structural conservation program is accomplished on a cooperative basis with the Ventura County Community Development Block Grant Program. Some additional resources for structural conservation will be available as a result of:

- ✓ Santa Paula Redevelopment Project.
- ✓ Expenditure Plan for the Low/Moderate Income Housing Fund.

At-Risk Housing Units

In Santa Paula there are no federally subsidized low-income rental units at risk of conversion to market rate housing. Data for this conclusion was drawn from: The California Housing Partnership Corporation and The California Coalition of Rural Housing project, Report on Inventory of Federally Subsidized Low-Income Rental Units at Risk of Conversion, March 1, 1989.

Other housing in the City has not been assisted by State and/or local resources. The Santa Paula Housing Authority reported that there are no project-based Section 8 units in the City.

Equal Housing Opportunity

Section 65583(c)(5) requires that the housing program:

"Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."

With regard to complying with this provision of the State housing law, the D/HCD has offered the following advice:

"Since state and federal laws uniformly outlaw most kinds of housing discrimination, local government's role is to identify strategies which will support and implement these laws. Such strategies may include consultation with fair housing and counseling organizations in the community to document the incidence of housing discrimination and the availability of services to address the problem. If these services are not available or are inadequate, the locality can request technical assistance from the district

office of the Department of Fair Employment and Housing to develop specific local government actions to promote fair housing opportunity.

In smaller localities, the local program may involve the dissemination of information on fair housing laws, and referrals to the district office of the Department of Fair Employment and Housing or other appropriate agencies. In large and/or urban jurisdictions, more direct program action would be appropriate. Examples of such programs may include a commitment to use Community Development Block Grant funds to support fair housing and counseling services. Also, the locality may wish to create a fair housing council which can investigate and resolve discriminatory complaints, and advocate specific equal housing opportunity actions before community and business organizations."

The City Supports fair housing laws and statutes. During the 5-year program period, the City Staff has become informed of the appropriate agencies to contact in the event of discrimination complaints. The City financially supports the Ventura County Fair Housing Council through CDBG funds. The Council investigates discrimination complaints reported by Santa Paula residents

Fair Housing Procedures

Ventura County has a Fair Housing Council which is a private nonprofit agency to which the City contributes \$2,000-\$3,000 a year. Inquires or complaints on fair housing concerns are referred to the Fair Housing Council. Brochures informing the public of this Service are posted in schools, the Boys & Girls Club, library, Hispanic community centers and other appropriate public places. The Police Department and Community Development staff have attended training to be able to recognize and assist in these matters. We also have a catalogue of social services at the public counters to use in assisting people in person or on the phone.

BE SUSPICIOUS When You Hear Lines Like These:

When You Are Buying...

- *"Do you think you can afford this neighborhood?"*
- *"We just can't seem to make an appointment to show you that house."*
- *"I'll need to pre-qualify you before I show you homes."*
- *"The owner just took the house off the market."*

When You Are Seeking Financing...

- *"There's a problem with the appraisal."*
- *"We have a minimum mortgage amount; we don't make loans under \$30,000."*
- *"We'd like to make this loan, but we need at least a 20% downpayment."*
- *"You haven't been at your job long enough to qualify for a mortgage loan."*
- *"You might get a better deal at another bank. Why don't you call there first before you apply here?"*

Funds for the printing of this brochure were made possible by the County of Ventura and the Cities of Fillmore, Moorpark, Ojai, Port Hueneme and Santa Paula through Community Development Block Grant Funds

What is the Ventura County Fair Housing Council?

The Ventura County Fair Housing Council is a project of the Fair Housing Opportunities Center which is a private, non-profit organization formed in 1969 by concerned citizens in the community to ensure equal housing opportunities for all people. A member group of the Fair Housing Congress of Southern California, the Council is funded primarily by Federal Housing and Community Development Block Grants, which are administered by the Housing Production and Preservation Department of the City of Los Angeles and the Community Development Commission of the County of Los Angeles through the Congress. The Council also receives funds from the City of West Hollywood, City of Lancaster and County of Ventura.

Our primary goal is to promote and ensure equal housing opportunities for all persons regardless of race, color, sex, national origin, religion, marital status, physical or mental disability, age, familial status, sexual orientation, student status or arbitrary.

If violations of your fair housing rights occur, please notify this Council promptly so that we can begin work immediately to remedy the situation.

There are no charges for any of the services offered by the Fair Housing Council and all of the services are provided in Spanish and Thai as well as English.

Know Your Housing Rights!



Ventura County
Fair Housing Council
360 Mobil Ave., #108A
Camarillo, CA 93010
(805) 389-9625

Services Available

Fair Housing Counseling and Investigative Services: are available to victims of housing and mortgage lending discrimination.

A staff member will listen to your complaint and record the details.

If discrimination is suspected, we will conduct a complete investigation through tests.

When evidence of discriminatory practices is revealed, the following remedies are available to you:

- Mediation, whereby a trained staff member or volunteer will meet with the person(s) suspected of discrimination to urge compliance with the laws.
- Agency referrals are made to governmental agencies for resolving housing and mortgage lending discrimination matters through administrative procedures.
- Private attorneys may accept cases on referral from the Council for those people seeking relief through litigation.

Public Education/Outreach

Program: informs all segments of the community about fair housing and fair lending. The Council does this through:

Speaking engagements to civic, business, realtor, religious, and educational groups.

Distribution of literature, flyers, and posters to the public.

Maintenance of a fair housing reference library.

Housing Discrimination Prevention

Program: provides training to new and experienced managers, owners or realtors on compliance with fair housing laws.

What I Should Know About

Housing Program: provides training to homeseekers looking for housing. Housing rights and housing information are discussed.

Volunteer Tester Training

Program: trains volunteers to assist in the investigation of housing and mortgage lending discrimination complaints.

Know Your Housing Rights!

Local, State, and Federal Fair Housing laws prohibit the following forms of housing discrimination:

Race/Color	Marital Status
Age	Physical Disability*
Familial Status	Mental Disability
National Origin	Sex**
Religion	Student Status
Sexual Orientation	Arbitrary

* Includes AIDS

** Includes sexual harassment

When violations of these laws are reported to us, **We Can Help You!** To report a complaint, telephone the Fair Housing Council any weekday between 9 a.m. and 5 p.m. at 1-800-734-1141 or (805) 389-9625.



Look For These Clues And Suspect Discrimination When...

- You're quoted a higher price than that printed in the newspaper ad or posted on the sign at the apartment building.
- You're told complex is not suitable for children.
- You're asked questions about your marital status or ethnicity or the ethnicity of your spouse, roommate, or friends.
- You're told the building is for adults only.
- You're told that the owner would much prefer a married couple as tenants.
- The manager/owner/realtor tells you when you arrive at the building, "Yes, I remember you called me 15 minutes ago about the place but guess what, I just rented it to someone else."
- You offer to leave an application or a deposit, but the person refuses to accept it without giving you a reason.
- You're told the building is not made for a wheelchair.
- Your manager asks for sexual favors in return for free rent or repairs.
- You're told your guide dog is not allowed due to a no pet policy.

SOSPECHE QUE DISCRIMINAN CONTRA USTED

**Si oye pretextos como
los siguientes:**

Cuando Ud. Está Comprando...

- "¿Cree que puede pagar los precios que se cobran en esta vecindad?"
- "No hemos podido hacer cita para mostrarle la casa."
- "Tendré que pre-calificarlo antes de mostrarle casas."
- "El dueño decidió que ya no va a vender la casa."

Cuando Ud. Solicita Financiamiento...

- "Hay problemas con el avalúo."
- "Tenemos un préstamo hipotecario mínimo. No hacemos préstamos de menos de \$30,000."
- "Nos gustaría aprobar su préstamo, pero necesitamos un enganche de por lo menos 20%."
- "Usted no ha trabajado suficiente tiempo en el mismo lugar para calificar para una hipoteca."
- "Es posible que consiga algo mejor en otro banco. ¿Por qué no llama allá primero antes de someter su solicitud aquí?"

Los fondos para la impresión de este folleto provinieron del condado de Ventura y las ciudades de Fillmore, Moorpark, Ojai, Port Hueneme y Santa Paula por medio de las

¿Qué es el Concilio de Igualdad en la Vivienda del Condado de Ventura?

El Concilio de Igualdad en la Vivienda del Condado de Ventura es un proyecto del Centro de Oportunidades Equitativas en la Vivienda, una organización privada, no lucrativa formada en 1969 por personas interesados de la comunidad para garantizar oportunidades equitativas en la vivienda para todos. Como miembro del Congreso de Igualdad en la Vivienda del Sur de California, el Concilio recibe la mayoría de su financiamiento de las Subvenciones en Bloque para el Desarrollo de la Comunidad, las cuales son administradas por el Departamento de Preservación y Producción de Viviendas de la ciudad de Los Angeles y la Comisión de Desarrollo Comunitario del condado de Los Angeles a través del Congreso. El Concilio también recibe fondos de las ciudades de West Hollywood, Lancaster y del condado de Ventura.

Nuestra meta principal es promover y asegurar las oportunidades equitativas en cuanto a la vivienda para todas las personas sin importar su raza, color, sexo, origen nacional, religión, estado civil, incapacidad física o mental, edad, estado familiar, orientación sexual, estado estudiantil o motivos arbitrarios.

Si sus derechos con respecto a la vivienda se violan, por favor notifíquelo inmediatamente a este Concilio para que podamos empezar a remediar la situación lo antes posible.

Los servicios ofrecidos por el Concilio de Igualdad en la Vivienda son gratuitos y son en español, tailandés e inglés.

¡Conozca Sus Derechos Sobre la Vivienda!



Concilio de Igualdad en la
Vivienda del Condado de Ventura
360 Mobil Ave., #108A
Camarillo, CA 93010
(805) 389-9625

Servicios Disponibles

La Asesoría y los Servicios de Investigación sobre la Igualdad en la Vivienda o sobre los préstamos hipotecarios están a la disposición de las víctimas de la discriminación.

Un miembro del personal escuchará su queja y anotará los detalles.

Si se sospecha que ha habido discriminación, llevaremos a cabo una investigación completa por medio de pruebas.

Si hay evidencia de prácticas discriminatorias, usted tendrá a su disposición los siguientes recursos:

- La mediación, en la que un miembro del personal o un voluntario capacitado se reunirá con la persona(s) que ha discriminado para exigirle que cumpla con la ley.
- Se refieren las quejas a agencias gubernamentales para que, a través de procedimientos administrativos, se resuelvan asuntos de discriminación en la vivienda o en cuanto a préstamos hipotecarios.
- Es posible que abogados privados acepten casos que el Concilio les refiera de personas que desean una resolución por medio de la corte.

Programa de Educación del Público y Enlace con el mismo: sirve para informar a todos los segmentos de la comunidad sobre la igualdad en lo que se refiere a viviendas y préstamos. El Concilio hace esto por medio de:

Conferencias a grupos cívicos, empresariales, de bienes raíces, religiosos y educativos.

La distribución de materiales impresos, volantes y cartelones al público.

El mantenimiento de una biblioteca de referencias sobre la igualdad en la vivienda.

Programa de Prevención de la Discriminación en la Vivienda: sirve para entrenar a las personas que buscan vivienda. Se informa sobre los derechos relacionados a la vivienda y se difunde información sobre la vivienda.

Programa de Entrenamiento para Probadores Voluntarios: sirve para entrenar a los voluntarios que ayudan a investigar las quejas de discriminación en la vivienda o en relación a préstamos hipotecarios.

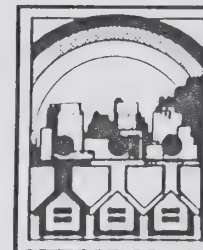
¿Conozca Sus Derechos Sobre la Vivienda!

Las leyes locales, estatales y federales de igualdad en la vivienda prohíben las siguientes formas de discriminación:

Por Raza o Color	Estado Civil
Edad	Incapacidad Física *
Estado Familiar	Incapacidad Mental
Origen Nacional	Sexo **
Religión	Estado Estudiantil
Orientación Sexual	Arbitraria

- * Incluye el SIDA
- ** Incluye el hostigamiento sexual

Cuando nos informa que se han violado estas leyes, **¡Nosotros Podemos Ayudarle!** Para hacer una denuncia, llame por teléfono al Concilio de Igualdad en la Vivienda cualquier día entre semana entre las 9 a.m. y las 5 p.m. al 1-800-734-1141 o al (805) 389-9625.



Sospeche que Han Discriminado Contra Usted Si Nota Estas Señales:

- Le dicen que la renta o el precio es más alto que el que aparece en el periódico o el letrero del edificio.
- Le dicen que la vivienda no es apropiada para niños.
- Le hacen preguntas acerca de su estado civil, su raza o la de su esposo(a), compañero de cuarto o amigos.
- Le dicen que el edificio es sólo para adultos.
- Le dicen que el dueño prefiere rentarle a un matrimonio.
- Cuando usted llega al edificio el gerente/dueño/agente de bienes raíces le dice, "Sí, yo me acuerdo que usted me llamó hace 15 minutos sobre este lugar pero ¿sabe qué?, lo acabo de rentar."
- Usted quiere dejar una solicitud o un depósito pero la persona se niega a aceptarlo sin darle explicación.
- Le dicen que el edificio no se construyó para sillas de ruedas.
- Su gerente le pide favores sexuales a cambio de no pagar renta o a cambio de reparaciones.
- Le dicen que está prohibido su perro para ciegos porque hay reglas contra mascotas.

INTRODUCTION

According to Section 65583(c), the housing program must describe "... the means by which consistency will be achieved with other General Plan elements and community goals." Internal consistency, as used in California planning law, means that no policy conflict exists, either textual or diagrammatic, between the components of an otherwise complete and adequate general plan. The internal consistency requirement has five dimensions with respect to the structure and content of the general plan, which is explained in the following paragraphs.

DEFINITION OF GENERAL PLAN CONSISTENCY

Equal Status Among General Plan Elements

All elements of the general plan have equal legal status. For example, the land use and open space elements cannot contain different land use intensity standards. Because no element is legally subordinate to another, the general plan must resolve potential conflicts between or among the elements through clear language and policy.

Consistency Among the Elements (Inter-Element Consistency)

All general plan elements, whether mandatory or optional, must be consistent with each other. Whenever a jurisdiction adopts a new element or amends part of a plan, it must change the rest of the plan to eliminate any inconsistencies that the new element or amendment creates. The jurisdiction should update the plan at the same time it adopts the new element or amendment, or immediately thereafter.

Consistency Within an Element (Intra-Element Consistency)

Each element's data, analyses, goals, policies, and implementation programs, must be consistent with and complement one another. Established goals, data and analyses form the foundation for any ensuing policies. In turn, policies must form a logical basis for a general plan's implementation programs.

Area Plan Consistency

Internal consistency also means that all principles, goals, objectives, policies, and plan proposals set forth in an area or community plan must be consistent with the overall general plan. The general plan must contain a discussion of the role of area plans (if any) and their relationship to the general plan.

REVIEW OF HOUSING ELEMENT UPDATE AND 1978 GENERAL PLAN

The Housing Element has been prepared to respond to the requirements of State law. The State housing law was enacted after the adoption of the City's most recent General Plan in 1978. Currently the entire General Plan is being updated and revised. In addition, an environmental impact report will be prepared on the General Plan update. All elements, including this Housing Element, will be analyzed for internal consistency during the course of completing the General Plan update and EIR. If the internal consistency review identifies a need to make revisions to the Housing Element, amendments to this document would be necessary. Any amendments to the Housing Element then would be forwarded to State HCD for review and comment prior to consideration by the City Council.

7. CITIZEN PARTICIPATION

CITIZEN PARTICIPATION PROGRAM

The following actions are being taken by the City to encourage and include Citizen Participation in the Housing Element process:

1. Two joint study sessions on the Housing Element were held by the Planning Commission and City Council, on December 11, 1991 and continued to January 21, 1992, for further study of the proposed draft element. Notice of the public study session was published in a large display advertisement in the newspaper and the notice for the continued session was posted at City Hall, the Community Center, the Chamber of Commerce office and the Blanchard Public Library. The Housing Element document was placed in the library and the press provided copies.
2. A community attitude survey to acquire information on resident's views on a variety of issues including housing needs and goals. All income groups and neighborhoods were included in the mailed survey. The survey was later printed in English and Spanish and published in the local newspaper to obtain additional citizen input.
3. The Housing Element was presented to the Santa Paula Housing Authority on January 19, 1992 for review and comment.
4. The City Council reviewed revisions to the Housing Element, prepared to respond to State Housing and Community Development Department comments, on January 18, 1994. The revised document was resubmitted to the State.
5. The Housing Element was reviewed at a public hearing by the Planning Commission on July 25, 1995.
6. The City Council is scheduled to consider the Housing Element at a public hearing on August 21, 1995.
7. Notices have been sent to the following people upon their request:

Jesse N. Ornelas
Cabrillo Economic Dev.
11011 Azahar St.
Saticoy, CA 93004

Marco Antonio Abarca
Calif. Rural Legal Assistance
P.O. Box 1561
Oxnard, CA 93030

Prairie Pacific Investments
Attn: Bob Banman
P.O. Box 4758
Ventura, CA 93004

INTER-CAL
Attn: Jack Sorenson
P.O. Box 277
Fillmore, Ca 93015

Mr. Louis Hengehold
P.O. Box 51
Santa Paula, CA 93060

Affordable Communities
Attn: Lynn Jacobs
1536 Eastman Ave., Ste. 6A
Ventura, CA 93003

Mr. William Moniot
Moniot & Associates
725 E. Main St., Ste. 102
Santa Paula, CA 93060

Housing Authority
P.O. Box 404
Santa Paula, CA 93060

TECHNICAL APPENDIX A
1980 CENSUS, SUMMARY TAPE FILE (STF-4)
CROSS TABULATIONS

POPULATION	SAMPLE (1) 100% (3)		LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH (18)					
TOTAL	20552	20552	SPEAK ONLY ENGLISH	10212	54.6 %			
HOUSEHOLD	20340	20309						
GROUP QUARTERS	212	243						
				-----ABILITY TO SPEAK ENGLISH -----				
				VERY WELL	WELL	NOT WELL	NOT AT ALL	TOTAL
INSIDE UA (7)	0	.0						
OUTSIDE UA			INDIAN & ALASKAN	6	14	0	8	28
IN PLACE	20552	100.0	CHINESE	35	39	29	20	123
RURAL FARM	0	.0	FRENCH	4	0	0	0	4
RURAL NONFARM	0	.0	GERMAN	24	49	0	0	73
			GREEK	5	0	0	0	5
			ITALIAN	44	0	0	0	44
SPANISH ORIGIN BY RACE (13)			JAPANESE	0	7	0	0	7
			KOREAN	0	0	0	0	0
	SPANISH		PHILIPPINE	0	0	0	0	0
	ORIGIN		POLISH	7	0	0	0	7
			PORTUGUESE	0	0	0	0	0
WHITE	3988		RUSSIAN	0	0	0	0	0
BLACK	0		SPANISH	3410	1817	1610	1251	8088
IND, ESK & ALEUT	105		VIETNAMESE	0	0	23	0	23
ASIAN & PAC ISL.	0		YIDDISH	0	0	0	0	0
OTHER	6283		OTHER	63	15	0	0	78
TOTAL SPANISH	10376		TOTAL	3598	1941	1662	1279	8480
			%	42.4	22.9	19.6	15.1	

RACE (11)

CHILDREN EVER BORN (21)

ACREAGE OF PROPERTY & FARM RESIDENCE (25,26)

			FEMALES	%		PERSONS	%	HOUSEHOLDS
WHITE	13744		15-44					
BLACK	43							
AMERICAN INDIAN	239				CITY OR SUBURBAN LOT OR			
ESKIMO	0	NONE	1578	37.8	PLACE OF < 1 ACRE	19259	94.7	6384
ALEUT	0	1	655	15.7				
JAPANESE	17	2	874	20.9	PLACE OF 1 TO 9 ACRES:			
CHINESE	142	3	526	12.6	RURAL FARM	0	.0	0
FILIPINO	24	4	287	6.9	NONFARM	818	4.0	329
KOREAN	0	5	135	3.2				
ASIAN INDIAN	0	6	30	.7	PLACE OF 10+ ACRES:			
VIETNAMESE	30	7+	91	2.2	RURAL FARM	0	.0	0
HAWAIIAN	0				NONFARM	265	1.3	146
GUAMANIAN	0							
SAMOAN	0							
OTHER ASIAN	0							
OTHER	6313							

PERSONS IN FAMILY BY FAMILY INCOME (23,24)

NOT OF SPANISH ORIGIN (13)

		FAMILY INCOME	2	3	4	5	6	7+	TOTAL
WHITE	9756	\$ < 5,000	206	111	34	11	16	0	378
BLACK	43	\$ 5,000 - 9,999	504	155	88	67	20	39	873
IND, ESK & ALEUT	134	\$10,000 - 14,999	412	150	183	79	80	62	966
ASIAN & PAC ISL.	213	\$15,000 - 19,999	354	181	142	93	64	80	914
OTHER	30	\$20,000 - 24,999	242	185	250	135	20	38	870
		\$25,000 - 34,999	276	192	133	123	29	72	825
		\$35,000 - 49,999	130	45	82	45	56	5	363
		\$50,000 - 74,999	75	5	40	7	7	12	146
		\$75,000 +	20	17	20	0	0	0	57
		MEDIAN	14841	17987	20841	21056	17821	17750	

TOTAL POPULATION 20552

POPULATION BY AGE (1,2,5,6)

AGE	TOTAL	MALE	FEMALE
0 - 2	1130	574	556
3 - 4	730	374	356
5	337	211	126
6	360	166	194
7 - 9	961	480	481
10 - 11	665	359	306
12 - 13	624	309	315
14	382	161	221
15	342	184	158
16 - 17	783	434	349
18	433	224	209
19	315	168	147
20	397	186	211
21	356	159	197
22 - 24	1046	555	491
25 - 29	1643	852	791
30 - 34	1484	767	717
35 - 39	1002	548	454
40 - 44	864	412	452
45 - 49	959	471	488
50 - 54	942	444	498
55 - 59	1071	495	576
60 - 64	331	150	181
65 - 69	557	218	339
70 - 74	927	422	505
75 - 79	646	302	346
80 - 84	651	247	404
85 +	377	152	225
TOTAL	20552	10093	10459
MEDIAN	29.3	27.9	30.8

HOUSEHOLD & FAMILY SIZE (3,4,7,8)

	FAMILIES		HOUSEHOLDS
		%	%
1			1327 19.3
2	2219	41.2	2208 32.2
3	1041	19.3	1100 16.0
4	972	18.0	997 14.5
5	560	10.4	602 8.8
6	292	5.4	277 4.0
7 +	308	5.7	350 5.1
TOTAL	5392		6861

NATIVITY & CITIZENSHIP (9)

NATIVE	16196
FOREIGN BORN:	
NATURALIZED	1141
NOT A CITIZEN	3215
YEAR OF IMMIGRATION (10)	
1975-1980	965
1970-1974	1060
1965-1969	615
1960-1964	606
1950-1959	445
PRE 1950	665

MARITAL STATUS (12)

	MALE	%	FEMALE	%
SINGLE	2017	27.0	1520	19.2
MARRIED	4839	64.9	4595	58.1
SEPARATED	127	1.7	230	2.9
WIDOWED	145	2.0	1086	13.7
DIVORCED	327	4.4	475	6.0

PLACE OF BIRTH (25)

BORN IN STATE	9984
BORN OUT OF STATE:	
NORTHEAST	592
N. CENTRAL	2262
SOUTH	2254
WEST	961
BORN ABROAD AT SEA	103
FOREIGN BORN	4356

HOUSEHOLD TYPE & RELATIONSHIP & TYPE OF GROUP QUARTERS
(POPULATION AGE 60 AND OVER) (16)

	60-64	65-74	75+	TOTAL
FAMILY HOUSEHOLD:				
HOUSEHOLDER	358	683	384	1425
SPOUSE	374	412	245	1031
OTHER RELATIVE	51	54	84	189
NONRELATIVE	0	37	10	56
NONFAMILY HOUSEHOLD:				
HHOLDER LIVING ALONE	97	325	418	840
HHOLDER NOT LIVING ALONE	0	15	0	15
NONRELATIVE	8	27	0	35
GROUP QUARTERS:				
HOME FOR THE AGED	0	22	113	135
OTHER INSTITUTION	0	0	0	0
OTHER GROUP QUARTERS	0	0	0	0

HOUSEHOLD TYPE
AND RELATIONSHIP (15)

	TOTAL POP	RESIDENCE IN 1975 (26)
FAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	4568	SAME HOUSE 9576
FEMALE HOUSEHOLDER	824	DIFFERENT HOUSE
SPOUSE	4335	SAME COUNTY 6331
CHILD OF HOUSEHOLDER	7417	DIFFERENT COUNTY
OTHER RELATIVE	1160	SAME STATE 1344
NONRELATIVE	360	DIFFERENT STATE:
NONFAMILY HOUSEHOLD:		
MALE HOUSEHOLDER	525	NORTHEAST 78
FEMALE HOUSEHOLDER	944	N CENTRAL 370
NONRELATIVE	207	SOUTH 84
GROUP QUARTERS	212	WEST 353

FAMILY AND HOUSEHOLD TYPES BY PRESENCE OF CHILDREN (17,18,19)

TRANSPORTATION TO WORK (39)

	FAMILIES	PERSONS IN HOUSEHOLDS	OWN CHILDREN		TOTAL	DROVE ALONE	IN CARPOOL
MARRIED-COUPLE FAMILY:	4470	15163	4607	CAR	5715	4005	1710
CHILDREN UNDER 6	1177			TRUCK	1243	883	360
CHILDREN 6-17 ONLY	1033			VAN	267	172	95
NO CHILDREN	2260			PUBLIC TRANS:			
OTHER FAMILY:				BUS-STREETCAR	203		
MALE HOUSEHOLDER, NO WIFE:	232	702	209	SUBWAY-TRAIN	0		
CHILDREN UNDER 6	55			RAILROAD	0		
CHILDREN 6-17 ONLY	59			TAXICAB	6		
NO CHILDREN	118			BICYCLE	49		
FEMALE HOUSEHOLDER, NO HUSBAND:	690	2439	928	MOTORCYCLE	53		
CHILDREN UNDER 6	159			WALKED	344		
CHILDREN 6-17 ONLY	239			OTHER	91		
NO CHILDREN	292			WORKED AT HOME	105		
NONFAMILY HOUSEHOLD:							
MALE HOUSEHOLDER		948					
FEMALE HOUSEHOLDER		1088					
TOTAL PERSONS IN HOUSEHOLD		20340					

SCHOOL ENROLLMENT AND TYPE OF SCHOOL (43)

SUBFAMILIES (20,21,22)

	FAMILIES	PERSONS	CHILDREN		PUBLIC	CHURCH RELATED	OTHER PRIVATE
MARRIED-COUPLE FAMILY:				NURSERY SCHOOL	134	92	64
WITH CHILDREN	63		80	KINDERGARTEN	525	13	0
WITHOUT CHILDREN	37			ELEMENTARY	2524	135	0
FATHER-CHILD FAMILY	21			HIGH SCHOOL	1162	163	0
MOTHER-CHILD FAMILY	42			COLLEGE 1-2 YEARS	501		36
TOTAL PARENT-CHILD FAM	126		67	COLLEGE 3-4 YEARS	147		45
TOTAL SUBFAMILIES	163	397	147	COLLEGE 5 YEARS	77		17

YEARS OF SCHOOL COMPLETED (46,47,48)

			-----MALE-----				-----FEMALE-----			
			18-24	25+	25-44	45-64	18-24	25+	25-44	45-64
		MEDIAN	12.2	12.2			12.2	12.2		
GROUP QUARTERS (24)		NO SCHOOL	16	173			7	267		
		ELEMENTARY 1-4YRS	45	444			35	368		
		ELEMENTARY 5-7YRS	114	677			127	680		
MENTAL HOSPITAL	0	ELEMENTARY 8YRS (0-8)	30	376(	611	591)	78	505(	585	667)
HOME FOR THE AGED	135	HIGH SCHOOL 1YR	60	253			62	301		
CORRECT INST	0	HIGH SCHOOL 2YRS	97	319			98	333		
OTHER INST	0	HIGH SCHOOL 3YRS (1-3)	172	244(	285	300)	140	280(	333	273)
MILITARY QUARTERS	0	HIGH SCHOOL 4YRS (4+)	475	1586(	837	438)	503	2080(	905	687)
COLLEGE DORMITORY	77	COLLEGE 1YR	180	420			85	392		
OTHER	0	COLLEGE 2YRS	56	295			75	352		
		COLLEGE 3YRS (1-3)	10	208(	594	200)	27	131(	434	286)
		COLLEGE 4YRS (4+)	12	275(	252	249)	0	270(	157	169)
		COLLEGE 5YRS	19	97			9	129		
		COLLEGE 6+YRS	6	182			9	54		

SCHOOL ENROLLMENT, SCHOOL COMPLETED,
& LABOR FORCE STATUS (49)

HOUSEHOLD TYPE BY LABOR FORCE STATUS OF HOUSEHOLDER (52)

	16-17	18-19	20-21		MARRIED COUPLE FAMILY	MALE HOUSEHOLDER FAMILY NO SPOUSE	FEMALE HOUSEHOLDER FAMILY NO SPOUSE	NON- FAMILY HOUSEHOLD
ARMED FORCES	0	0	0					
CIVILIAN:								
ENROLLED IN SCHOOL:								
EMPLOYED	260	132	79	HOUSEHOLDER IN:				
UNEMPLOYED	22	29	0	ARMED FORCES	13	0	0	0
NOT IN LABOR FORCE	351	172	72	CIVILIAN LABOR FORCE:				
NOT ENROLLED IN SCHOOL:				EMPLOYED	3283	174	353	633
HIGH SCHOOL GRAD:				UNEMPLOYED	113	18	22	31
EMPLOYED	14	130	258					
UNEMPLOYED	0	6	19	NOT IN LABOR FORCE:	1061	40	315	805
NOT IN LABOR FORCE	0	58	57					
NOT HIGH SCHOOL GRAD:								
EMPLOYED	60	104	179					
UNEMPLOYED	5	8	27					
NOT IN LABOR FORCE	71	109	62					

LABOR FORCE STATUS (51)

	16-19		20-24		25-34		35-44		45-64		65+	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
ARMED FORCES	0	0	0	0	24	0	0	0	0	0	0	0
CIVILIAN:												
EMPLOYED	417	283	740	508	1400	965	980	563	1347	939	219	140
	54.2	36.8	54.8	37.6	56.4	37.8	59.4	37.2	56.1	39.1	57.2	36.5
UNEMPLOYED	39	31	53	50	82	68	8	43	63	51	9	15
	5.1	4.0	3.9	3.7	3.2	2.7	.5	2.8	2.6	2.1	2.3	3.9
NOT IN LABOR FORCE	370	391	107	341	73	475	52	300	368	1092	964	1491

SEX BY INDUSTRY BY CLASS OF WORKER (56)

	--INDUSTRY EXCEPT AG--			-----AGRICULTURE-----			FAMILY TYPE AND WORKERS IN FAMILY (64)			
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE				
PRIVATE WAGE & SALARY:								MARRIED	MALE	FEMALE
PRIVATE COMPANY	5135	2990	2145	1358	970	388		COUPLE	HOUSEHOLDER	HOUSEHOLDER
OWN CORPORATION	108	76	32	0	0	0		FAMILY	FAMILY	FAMILY
FEDERAL GOVERNMENT	346	216	130	0	0	0			NO SPOUSE	NO SPOUSE
STATE GOVERNMENT	135	39	96	0	0	0	0 WORKERS	734	25	179
LOCAL GOVERNMENT	773	356	417	6	0	6	1 WORKER	1127	129	340
SELF-EMPLOYED	456	317	139	97	84	13	2 WORKERS:		41	112
UNPAID FAMILY	47	15	32	0	0	0	HUSBAND/WIFE	1757		
							OTHER	262		
							3+ WORKERS:		37	59
							HUSBAND/WIFE	454		
							OTHER	136		

	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
EXECUTIVE, ADMINISTRATIVE, AND MANAGERIAL:				SERVICE:			
PUBLIC	38	38	0	PRIVATE HOUSEHOLD	64	6	58
MANUFACTURING	113	89	24	POLICE, FIREFIGHTERS	23	23	0
RETAIL, SELF-EMPLOYED	46	18	28	GUARDS	49	31	18
RETAIL, SALARIED	135	68	67	OTHER PROTECTIVE	44	44	0
OTHER	288	198	90	FOOD	356	115	241
				HEALTH	152	4	148
MANAGEMENT RELATED	91	51	40	BUILDING CLEANERS	172	114	58
				PERSONAL	290	37	253
PROFESSIONAL:				FARMING, FORESTRY, & FISHING:			
ARCHITECTS	7	7	0	FARM MANAGERS	85	77	8
ENGINEERS	46	46	0	OTHER FARM	1088	794	294
SURVEYORS	0	0	0	RELATED AGRICULTURAL	135	75	60
NAT SCI & MATHEMATICIANS	26	12	14	FORESTRY & LOGGING	0	0	0
HEALTH DIAGNOSIS	38	38	0	FISHING, HUNTING, TRAPPING	0	0	0
HEALTH ASSESSMENT	125	32	93				
TEACHERS, ELEM & SECONDARY	177	90	87	CRAFT & REPAIR:			
OTHER TEACHERS, LIBRARIAN	58	35	23	AUTO MECHANIC	125	120	5
SOCIAL SCIENTIST	0	0	0	OTHER MECHANICS	233	227	6
SOC. RECREATION & RELIG	54	21	33	CARPENTERS	83	83	0
LAWYERS & JUDGES	5	5	0	OTHER CONSTRUCTION	276	276	0
WRITERS, ARTISTS,				EXTRACTORS	71	71	0
ENTERTAINERS & ATHLETES	55	51	4	PRECISION PRODUCTION:			
TECHNICIANS:				SUPERVISORS	98	91	7
HEALTH EXCL NURSES	17	6	11	METAL WORKERS	33	33	0
LICENSED NURSES	14	0	14	PLANT & SYSTEM OPERATORS	23	23	0
OTHER	77	77	0	OTHER	160	98	62
SALES:				OPERATORS:			
SUPERVISORS, SELF-EMPLOYED	57	51	6	MACHINE EXC PRECISION	457	268	189
SUPERVISORS, SALARIED	124	93	31	FABRICATORS, ASSEMBLERS	163	101	62
REPRESENTATIVES:				PRODUCTION INSPECTORS	252	54	198
FINANCE & BUSINESS	116	71	45	TRANSPORTATION & MATERIAL MOVERS:			
COMMODITIES EXC RETAIL	50	41	9	VEHICLE OPERATORS	247	241	6
WORKERS:				OTHER TRANSPORTATION	0	0	0
RETAIL	286	113	175	MATERIAL MOVERS	149	137	12
NON RETAIL	9	9	0	HANDLERS, HELPERS, & LABORERS:			
CASHIERS	102	23	79	HELPERS	36	30	6
SALES RELATED	0	0	0	CONSTRUCTION LABORERS	129	129	0
ADMINISTRATIVE SUPPORT:				FREIGHT & STOCK HANDLERS	112	91	21
SUPERVISORS	49	31	18	VEHICLE & EQUIP CLEANERS	6	6	0
COMPUTER OPERATORS	12	6	6	MISCELLANEOUS MANUAL	189	134	55
SECRETARIES & TYPISTS	253	5	248				
BOOKKEEPERS & ACCOUNTANTS	115	35	80				
FINANCIAL PROCESSORS	7	0	7				
MAIL & MESSAGE DIST	85	63	22				
MATERIAL RECORDING	112	72	40				
OTHER	372	35	337				

PAGE 5 STF4 POPULATION B	CALIFORNIA	SMSA -	COUNTY -	CCD -	PLACE - 2605	TRACT -	POP TYPE - 00
			INDUSTRY BY SEX (58)				
	TOTAL	MALE	FEMALE		TOTAL	MALE	FEMALE
AGRICULTURE	1461	1054	407	WHOLESALE TRADE	611	391	220
FORESTRY & FISHERIES	9	0	9	RETAIL TRADE:			
MINING	196	185	11	GENERAL MERCHANDISE	111	41	70
CONSTRUCTION	570	544	26	FOOD, BAKERY, DAIRY STORES	272	174	98
NONDURABLE MANUFACTURING:				AUTO DEALERS, GAS STATIONS	205	161	44
FOOD & KINDRED PRODUCTS	184	124	60	EATING & DRINKING PLACES	371	145	226
TEXTILE MILL PRODUCTS	12	0	12	OTHER	402	194	208
APPAREL & OTHER FINISHED	208	13	195	BANKING & CREDIT	113	35	78
PRINTING & PUBLISHING	60	26	34	INSURANCE, REAL ESTATE	166	92	74
CHEMICALS	15	15	0	SERVICES:			
PAPER	103	84	19	BUSINESS	153	102	51
PETROLEUM & COAL	30	30	0	REPAIR	120	112	8
OTHER	17	6	11	PRIVATE HOUSEHOLD	83	25	58
DURABLE MANUFACTURING:				OTHER PERSONAL	173	48	125
FURNITURE, LUMBER	108	88	20	ENTERTAINMENT & RECREATIONAL	47	47	0
PRIMARY METAL	26	26	0	HOSPITAL	317	53	264
FABRICATED METAL	31	31	0	HEALTH, EXC HOSPITAL	182	42	140
MACHINERY, EXC ELECTRICAL	52	44	8	ELEMENTARY & SECONDARY SCHOOLS:			
ELECTRICAL MACHINERY	77	29	48	GOVERNMENT	91	45	46
MOTOR VEHICLES	12	12	0	PRIVATE	483	136	347
OTHER TRANSPORTATION EQUIPMNT	121	73	48	OTHER EDUCATIONAL	18	7	11
MISCELLANEOUS MANUFACTURING	10	10	0	SOCIAL & RELIGIOUS	102	31	71
OTHER	67	53	34	LEGAL, ENGINEERING & OTHER	65	49	16
NON SPECIFIED MANUFACTURING	8	4	4	PUBLIC ADMINISTRATION	449	367	142
RAILROADS	0	0	0				
TRUCKING	159	146	13				
U.S. POSTAL SERVICE	75	53	22				
OTHER TRANSPORTATION	62	34	28				
COMMUNICATIONS	92	37	55				
UTILITY & SANITARY SERVICES	142	105	37				

USUAL HOURS WORKED PER WEEK BY WEEKS WORKED (60)

	USUALLY WORKED		USUALLY WORKED	
	1 TO 34 HOURS		35 + HOURS	
WEEKS	MALE	FEMALE	MALE	FEMALE
50 TO 52	268	335	2933	1270
48 TO 49	42	61	301	119
40 TO 47	112	201	440	240
27 TO 39	105	313	412	305
14 TO 26	170	255	300	228
1 TO 13	122	316	276	281

PERSONS WITH WORK DISABILITY (66)

	MALE	FEMALE
CIVILIAN EMPLOYED	204	132
CIVILIAN UNEMPLOYED	32	26
NOT IN LABOR FORCE:		
PREVENTED FROM WORKING	251	297
NOT PREVENTED FROM WRKING	24	102

LABOR FORCE STATUS & UNEMPLOYMENT (59,62)

	TOTAL	MALE	FEMALE
WKD W/O UNEMPLOYMENT	7406	4369	3037
UNEMPLOYMENT & NO WRK	228	102	126
NOT IN LABOR FORCE	5388	1692	3696
LENGTH OF UNEMPLOYMENT:			
1 TO 4 WEEKS	564	327	237
5 TO 14 WEEKS	906	483	423
15 + WEEKS	757	404	353

PUBLIC TRANSPORTATION DISABILITY & WORK DISABILITY (67)

	16-59		60-64	
	MALE	FEMALE	MALE	FEMALE
PUBLIC TRANSPORTATION DISABILITY:				
WORK DISABILITY	19	113	30	18
NO WORK DISABILITY	18	18	0	5
NO PUB TRANS DISABILITY	5678	5449	338	497

HOUSEHOLD AND FAMILY INCOME

	HOUSEHOLDS (71)			FAMILIES (82)				
	TOTAL	OWNER	RENTER	TOTAL	AGE OF HOUSEHOLDER 15-24	25-44	45-64	65+
LESS THAN \$2,500	350	145	205	188	38	57	61	32
\$2,500 TO \$4,999	580	207	373	190	28	54	43	65
\$5,000 TO \$7,499	578	270	308	370	31	123	67	149
\$7,500 TO \$9,999	624	342	282	503	45	104	158	196
\$10,000 TO \$12,499	623	267	356	507	26	276	109	96
\$12,500 TO \$14,999	527	294	233	459	41	177	103	138
\$15,000 TO \$17,499	499	291	208	429	54	170	134	71
\$17,500 TO \$19,999	561	324	237	485	29	218	130	108
\$20,000 TO \$22,499	500	355	145	457	19	261	131	46
\$22,500 TO \$24,999	461	349	112	413	29	214	125	45
\$25,000 TO \$27,499	413	319	94	338	28	177	106	27
\$27,500 TO \$29,999	130	88	42	118	12	38	53	15
\$30,000 TO \$34,999	392	351	41	369	8	121	204	36
\$35,000 TO \$39,999	202	152	50	173	0	70	95	8
\$40,000 TO \$49,999	208	179	29	190	0	71	103	16
\$50,000 TO \$74,999	146	133	13	146	0	24	103	19
\$75,000 OR MORE	67	60	7	57	0	19	38	0
MEDIAN (72)	15744	19406	11401					
MEAN (73)	18561	22086	13242	MEAN 20486	13862	21254	24589	14550

HOUSEHOLD INCOME BY TYPE (77)

MEDIAN FAMILY INCOME BY FAMILY TYPE BY PRESENCE AND AGE OF CHILDREN (86)

HOUSEHOLD INCOME TYPE	MEAN		MARRIED COUPLE FAMILY	MALE HHOLDER, NO WIFE FAMILY	FEMALE HHOLDER, NO HUSBAND FAMILY
WAGE OR SALARY	18126				
NONFARM SELF-EMPLOYMENT	14007				
FARM SELF-EMPLOYMENT	8339	WITH CHILDREN < 6YRS	18196	7386	6473
INTEREST, DIVIDEND, OR NET RENTAL	3330	WITH CHILDREN 6 - 17YRS	22861	14671	9931
SOCIAL SECURITY	4281	WITHOUT OWN CHILDREN	17095	18929	15089
PUBLIC ASSISTANCE	2983				
OTHER	4040				

MEDIAN FAMILY INCOME BY NUMBER OF WORKERS (89,90,91)

UNRELATED INDIVIDUALS MEDIAN INCOME (93)

PER CAPITA INCOME (101)

	MEDIAN		MEDIAN	TOTAL IN HOUSEHOLD IN GROUP QTRS.	6222 6278 856
TOTAL	17758	MALES:			
0 WORKERS	8776	15 - 64	9633		
1 WORKER	15371	65 +	4630		
2 WORKERS	20726	FEMALES:			
3 + WORKERS	29643	15 - 64	6262		
		65 +	5035		

POVERTY STATUS

AGE OF HOUSEHOLDER, POVERTY STATUS, AND RECEIPT OF SOCIAL SECURITY & PUBLIC ASSISTANCE (106,107,108,109)

	----- FAMILIES -----			---- UNRELATED INDIVIDUALS ----		
	INCOME BELOW POVERTY	INCOME BETWEEN 100 - 124 % OF POVERTY	INCOME 125% AND ABOVE POV	INCOME BELOW POVERTY	INC BETWEEN 100 -124 % OF POVERTY	INCOME 125% AND ABOVE POV
HOUSEHOLDER AGE 15-59:						
WITH SOCIAL SECURITY	16			21		
BELOW POVERTY,EXCL						
SOCIAL SECURITY		31	44		10	6
ABOVE POVERTY,EXCL						
SOCIAL SECURITY		0	191		0	0
W/O SOCIAL SECURITY	412	202	3071	265	45	724
HOUSEHOLDER AGE 60+:						
WITH SOCIAL SECURITY	70			139		
BELOW POVERTY,EXCL						
SOCIAL SECURITY		59	310		119	248
ABOVE POVERTY,EXCL						
SOCIAL SFCURITY		0	664		0	258
W/O SOCIAL SECURITY	60	0	262	61	13	108
ALL FAMILIES:						
W/ PUBLIC ASSISTANCE	152			91		
BELOW POVERTY,EXCL						
PUBLIC ASSISTANCE		52	41		68	84
ABOVE POVERTY,EXCL						
PUBLIC ASSISTANCE		17	286		5	25
W/O PUBLIC ASSISTANCE	406	223	4215	395	114	1235

FAMILIES BELOW POVERTY
BY PRESENCE AND AGE OF CHILDREN (112)

PERSONS BELOW POVERTY BY AGE (114)

	TOTAL FAMILIES	FAMILIES W/FEM HOUSEHOLDER NO HUSBAND		TOTAL	MALE	FEMALE
RELATED CHILDREN:			0 - 15	1042	497	545
0 - 5 AND 6 - 17	132	60	16 - 21	317	138	179
0 - 5 ONLY	124	56	22 - 39	566	242	324
6 - 17 ONLY	159	63	40 - 59	423	144	279
NONE	143	33	60 - 64	116	43	73
			65 - 74	107	53	54
			75 +	180	53	127

PERSONS AGE 60 AND OVER BELOW POVERTY BY AGE, HOUSEHOLD TYPE, & RELATIONSHIP (115)

	----- FAMILY HOUSEHOLD -----			----- NONFAMILY -----			
	HOUSEHOLDER	OTHER RELATIVES	NONRELATIVES	HOUSEHOLDER LIVING ALONE	HOUSEHOLDER NOT LIVING ALONE	NONRELATIVE	IN GROUP QUARTERS
60 - 64	39	47	0	30	0	0	0
65 - 74	43	7	8	42	0	7	0
75 +	48	19	0	113	0	0	0

TOTAL HOUSING UNITS

100% COUNT (109)	7141
UNWEIGHTED SAMPLE (110)	1112
WEIGHTED SAMPLE (1)	7141
YEAR-ROUND (3)	7141
SEASONAL & MIGRATORY (2)	0

OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE

-----VEHICLES-----

RACE/ETHNICITY OF HOUSEHOLDER (114,115,116)

	TOTAL	OWNER	%	RENTER	%
WHITE	5179	3383	65.3	1796	34.7
WHITE, NON-SPANISH	4080	2837	69.5	1243	30.5
BLACK	6	0	.0	6	100.0
BLACK, NON-SPANISH	6	0	.0	6	100.0
AMERICAN INDIAN	109	42	38.5	67	61.5
ESKIMO	0	0	.0	0	.0
ALEUT	0	0	.0	0	.0
AMERICAN IND, ESKIMO, & ALEUT, NON-SPANISH	75	28	37.3	47	62.7
JAPANESE	4	4	100.0	0	.0
CHINESE	40	40	100.0	0	.0
FILIPINO	6	0	.0	6	100.0
KOREAN	0	0	.0	0	.0
ASIAN INDIAN	0	0	.0	0	.0
VIETNAMESE	12	0	.0	12	100.0
HAWAIIAN	0	0	.0	0	.0
GUAMANIAN	0	0	.0	0	.0
SAMOAN	0	0	.0	0	.0
OTHER ASIAN	0	0	.0	0	.0
ASIAN & PAC ISLANDER, NON-SPANISH	62	44	71.0	18	29.0
OTHER	1493	520	34.8	973	65.2
OTHER, NON-SPANISH	0	0	.0	0	.0
TOTAL SPANISH	2615	1076	41.1	1539	58.9
MEXICAN	2505	1024	40.9	1481	59.1
PUERTO RICAN	3	3	100.0	0	.0
CUBAN	7	0	.0	7	100.0
OTHER SPANISH	100	49	49.0	51	51.0

HOUSEHOLD INCOME (22)	0	1	2	3	4+
\$ 0 - 4,999	382	454	115	21	6
\$ 5,000 - 9,999	123	776	196	86	11
\$10,000 - 14,999	92	563	360	126	23
\$15,000 - 19,999	40	352	447	141	62
\$20,000 - 29,999	5	256	684	396	131
\$30,000 - 39,999	4	63	252	145	109
\$40,000 - 49,999	0	4	48	118	42
\$50,000 - 74,999	0	26	52	33	26
\$75,000 +	0	0	40	12	27

UNITS IN STRUCTURE (13)

1, DETACHED	262	1097	1476	861	382
1, ATTACHED	33	143	146	48	6
2	76	126	72	14	8
3 - 4	91	275	156	55	23
5 - 9	86	206	119	49	6
10+	75	243	80	18	6
MOBILE HOMES	23	404	145	33	6

PERSONS IN UNIT (17)

1	415	792	103	7	24
2	74	880	894	297	71
3	74	282	421	252	71
4	29	301	352	214	99
5	17	105	257	160	67
6 +	37	134	167	148	105

TOTAL OCCUPIED HOUSING UNITS

HOUSE HEATING FUEL (14)	-----UNITS IN STRUCTURE-----						MOBILE HOMES
	1 DETACHED	1 ATTACHED	2	3-4	5-9	10+	
UTILITY GAS	3741	273	210	396	358	175	575
BOTTLED, TANK OR LP GAS	34	8	11	11	6	0	5
ELECTRICITY	161	79	42	166	91	241	31
FUEL OIL, KEROSENE	0	0	0	0	0	0	0
COAL OR COKE	0	0	0	0	0	0	0
WOOD	31	0	0	0	0	0	0
OTHER	0	0	0	0	0	0	0
NONE	111	16	33	27	11	6	0

HOUSING UNIT VALUE AND MONTHLY OWNER COSTS (SPECIFIED OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (29)

OWNER COSTS	HOUSING UNIT VALUE												
	\$ 0- 10,000-	10,000- 15,000-	15,000- 20,000-	20,000- 25,000-	25,000- 30,000-	30,000- 35,000-	35,000- 40,000-	40,000- 50,000-	50,000- 80,000-	80,000- 100,000-	100,000- 150,000-	150,000- 200,000+	
	10,000	14,999	19,999	24,999	29,999	34,999	39,999	49,999	79,999	99,999	149,999	199,999	200,000+
\$ 0 - 99	5	21	19	38	32	18	46	79	413	58	20	8	0
\$100 - 199	0	4	0	29	11	8	21	49	392	65	30	13	7
\$200 - 299	0	3	0	0	4	9	9	54	288	148	43	8	0
\$300 - 399	0	0	0	0	0	0	0	18	90	82	58	7	9
\$400 - 499	0	0	0	0	0	0	0	6	176	72	34	0	0
\$500 - 749	0	0	0	0	0	0	0	6	166	131	67	9	0
\$750 +	0	0	0	0	0	0	0	0	13	17	31	0	24
TOTAL UNITS	5	28	19	67	47	35	76	212	1538	573	283	45	40

GROSS RENT AND BEDROOMS (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (33)

BEDROOMS	GROSS RENT									NO CASH RENT
	\$ 0-99	100-149	150-199	200-249	250-299	300-349	350-399	400-499	500+	
0	24	61	73	36	7	0	0	0	0	7
1	85	200	152	173	124	21	7	12	0	19
2	27	110	235	245	321	230	94	30	6	33
3	8	47	28	63	35	51	58	68	70	12
4	7	0	0	0	0	0	0	7	0	8
5 +	0	0	0	0	0	6	8	7	0	0
TOTAL UNITS	143	418	495	517	487	310	167	124	76	79

MONTHLY RESIDENTIAL ENERGY COSTS AS PERCENTAGE OF HOUSEHOLD INCOME (OCCUPIED HOUSING UNITS) (35)

OCCUPIED UNITS	PERCENTAGE							NOT COMPUTED
	0	.1 - 2	3 - 4	5 - 9	10 - 14	15 - 19	20+	
TOTAL	296	3125	1701	1065	265	99	215	83
OWNER	36	2083	1062	524	133	48	74	29
RENTER	260	1042	639	541	132	51	141	54

HOUSEHOLD INCOME AND PLUMBING FACILITIES (OCCUPIED HOUSING UNITS W/HOUSEHOLDER OR SPOUSE AGE 60+) (57)

HOUSEHOLD INCOME	COMPLETE PLUMBING FOR EXCLUSIVE USE		LACKING COMPLETE PLUMBING FOR EXCLUSIVE USE	
	1 PERSON	2+ PERSONS	1 PERSON	2+ PERSONS
\$ 0 - 4,999	417	168	6	0
\$ 5,000 - 9,999	218	427	0	0
\$10,000 - 14,999	103	330	7	0
\$15,000 - 19,999	74	256	0	0
\$20,000 - 24,999	26	128	0	0
\$25,000 - 29,999	11	72	0	0
\$30,000 +	0	167	0	0

	-----YEAR HOUSEHOLDER MOVED INTO UNIT-----					
	1979 - 1980	1975 - 1978	1970 - 1974	1960 - 1969	1950 - 1959	PRE 1949
UNITS IN STRUCTURE (11)						
TOTAL OCCUPIED UNITS						
1	849	1207	746	1090	303	259
2	108	99	38	14	16	21
3 - 4	194	220	129	57	0	0
5 - 9	201	171	42	33	13	6
10 +	211	80	102	18	5	6
MOBILE HOMES	86	276	160	85	4	0
OWNER OCCUPIED						
1	409	759	582	959	250	214
2	9	6	27	4	10	21
3 - 4	19	0	7	27	0	0
5 - 9	62	27	12	11	4	6
10 +	10	6	5	9	0	6
MOBILE HOMES	73	221	145	85	4	0
RENTER OCCUPIED						
1	440	448	164	131	53	45
2	99	93	11	10	6	0
3 - 4	175	220	122	30	0	0
5 - 9	139	144	30	22	9	0
10 +	261	74	97	9	5	0
MOBILE HOMES	13	55	15	0	0	0
AGE OF HOUSEHOLDER (21)						
TOTAL OCCUPIED UNITS						
15 - 24	411	170	9	0	0	0
25 - 34	515	617	161	24	3	0
35 - 44	232	276	259	175	4	10
45 - 54	130	266	241	340	44	25
55 - 64	194	257	185	280	100	44
65 +	167	467	362	478	190	213
OWNER OCCUPIED						
15 - 24	50	34	9	0	0	0
25 - 34	175	311	89	7	3	0
35 - 44	104	188	177	143	0	10
45 - 54	79	112	126	295	34	8
55 - 64	103	142	125	236	100	44
65 +	71	232	252	414	131	185
RENTER OCCUPIED						
15 - 24	361	136	0	0	0	0
25 - 34	340	306	72	17	0	0
35 - 44	128	88	82	32	4	0
45 - 54	51	154	115	45	10	17
55 - 64	91	115	60	44	0	0
65 +	96	235	110	64	59	28
MEDIAN PERSONS PER UNIT (20)						
TOTAL OCCUPIED	2.8	2.5	2.3	2.4	1.9	1.6
OWNER OCCUPIED	2.5	2.4	2.4	2.4	2.0	1.5
RENTER OCCUPIED	2.9	2.7	2.0	2.3	1.5	2.2

POVERTY STATUS BY HOUSING CHARACTERISTICS (TOTAL OCCUPIED HOUSING UNITS - 1979 INCOME)

ENERGY COSTS AS % OF HOUSEHOLD INC (47)	INCOME BELOW POVERTY	INCOME BETWEEN 100 & 124% OF POVERTY	INCOME 125% OF POVERTY AND ABOVE
--	-------------------------	---	-------------------------------------

0	94	71	131
.1 - 2	20	18	3087
3 - 4	83	91	1527
5 - 9	210	166	689
10 - 14	138	61	66
15 - 19	75	6	18
20 +	210	0	5
NOT COMPUTED	83	0	0

AGE OF HOUSEHOLDER (51)

< 55	526	213	3173
55 < 59	45	44	526
60 < 64	82	6	357
65 < 74	98	83	886
75 +	162	67	581

SELECTED CHARACTERISTICS (49)

LACKING COMPLETE PLUMBING	11	0	15
1.01+ PERSONS/ROOM	196	127	595
UNIT BUILT BEFORE 1940	265	118	1150
LACKING CENTRAL HEATING	315	102	1130
NO VEHICLE AVAILABLE	275	100	271

SUMMARY OF SELECTED CHARACTERISTICS (50)

NONE PRESENT	293	133	3276
1 OF 5 PRESENT	290	148	1496
2 OF 5 PRESENT	232	97	588
3 OF 5 PRESENT	84	35	163
4 OF 5 PRESENT	14	0	0
5 OF 5 PRESENT	0	0	0

HOUSING UNIT VALUE (SPECIFIED OWNER-OCCUPIED NONCONOMINIUM HOUSING UNITS) (44)

\$ < 10,000	0	5	0
\$ 10,000 - 29,999	22	8	131
\$ 30,000 - 49,999	27	19	277
\$ 50,000 - 79,999	86	61	1391
\$ 80,000 - 99,999	15	6	552
\$100,000 - 149,999	13	4	266
\$150,000 +	9	0	76

GROSS RENT (SPECIFIED RENTER-OCCUPIED HOUSING UNITS) (45)

\$ < 100	36	47	60
\$100 - 149	132	54	232
\$150 - 199	122	34	332
\$200 - 249	116	67	334
\$250 - 299	114	38	335
\$300 - 399	93	8	376
\$400 - 499	6	7	111
\$500 +	6	0	70
NO CASH RENT	21	5	53

-----YEAR STRUCTURE BUILT-----

UNITS IN STRUCTURE (YEAR-ROUND UNITS) (10)	1979-1980	1975-1978	1970-1974	1960-1969	1950-1959	1940-1949	PRE 1940	TOTAL
1, DETACHED	26	183	261	1198	883	527	1068	4146
1, ATTACHED	35	90	76	36	36	61	52	386
2	0	20	31	39	74	47	102	313
3 - 4	21	47	119	185	104	49	112	637
5 - 9	77	50	84	99	49	68	129	556
10 +	35	92	116	109	14	12	87	465
MOBILE HOMES	7	91	232	247	45	5	11	638

CONDOMINIUMS (4)	117	43	99	8	0	11	0	278
HOUSING UNIT VALUE (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (26)								
\$ < 10,000	0	0	0	0	0	0	5	5
\$ 10,000 - 29,999	0	0	8	12	35	21	85	161
\$ 30,000 - 49,999	0	18	10	53	48	63	131	323
\$ 50,000 - 79,999	0	57	88	567	421	133	272	1538
\$ 80,000 - 99,999	11	72	110	219	54	34	73	573
\$100,000 - 149,999	0	33	13	105	65	9	58	283
\$150,000 +	6	24	0	16	30	9	0	85
SELECTED MONTHLY OWNER COSTS (OWNER-OCCUPIED NONCONDOMINIUM HOUSING UNITS) (36)								
\$ < 100	0	26	28	127	152	111	313	757
\$100 - 199	0	7	17	276	162	63	104	629
\$200 - 299	0	17	59	249	140	48	45	566
\$300 - 399	0	15	59	195	35	19	31	264
\$400 - 499	5	31	19	92	77	6	58	288
\$500 - 749	6	89	41	100	68	15	62	379
\$750 +	6	19	6	23	11	9	11	85
OCCUPANCY & VACANCY (YEAR-ROUND HOUSING UNITS) (59)								
TOTAL YEAR-ROUND	201	573	919	1913	1205	769	1561	7141
VACANT FOR SALE	51	6	6	8	0	4	5	80
VACANT FOR RENT	9	39	15	7	42	17	9	138
OTHER VACANT	18	18	0	8	0	16	14	74
PRICE ASKED (SPECIFIED VACANT-FOR-SALE NONCONDOMINIUM HOUSING UNITS) (74)								
\$ < 10,000	0	0	0	0	0	0	0	0
\$ 10,000 - 29,999	0	0	0	0	0	4	0	4
\$ 30,000 - 49,999	0	0	0	0	0	0	0	0
\$ 50,000 - 79,999	0	0	0	0	0	0	5	5
\$ 80,000 - 99,999	0	0	0	0	0	0	0	0
\$100,000 - 149,999	0	0	0	0	0	0	0	0
\$150,000 +	0	0	0	0	0	0	0	0
RENT ASKED (SPECIFIED VACANT-FOR-RENT HOUSING UNITS) (77)								
\$ < 100	0	0	0	0	0	0	0	0
\$100 - 149	0	5	0	0	26	0	0	31
\$150 - 199	0	5	0	0	10	17	9	41
\$200 - 249	0	0	0	0	6	0	0	6
\$250 - 299	0	22	0	7	0	0	0	29
\$300 - 399	9	0	15	0	0	0	0	24
\$400 - 499	0	7	0	0	0	0	0	7
\$500 +	0	0	0	0	0	0	0	0

TECHNICAL APPENDIX B
STATE DEPARTMENT OF FINANCE,
DEMOGRAPHIC RESEARCH UNIT,
VENTURA COUNTY HOUSING AND
POPULATION ESTIMATES

RANKINGS OF CALIFORNIA CITIES AND COUNTIES

Department of Finance
Demographic Research Unit
915 L Street
Sacramento, CA 95814
(916) 322-4651

Data Description:

Reports that rank California's cities and counties by total population are available in the following formats.

Total population - Current January 1 estimate compared to either prior year estimate to the latest decennial census.

1. Counties/incorporated cities
2. Counties/incorporated cities by percent or numeric change.
3. Incorporated cities by percent or numeric change within size categories: 100,000+; 50,000-99,999; 25,000-49,999; 10,000-24,999; 5,000-9,999; 0-4,999.

Methods. Population estimates are initially prepared for each city and the unincorporated portion of each county using the Housing Unit Method. These estimates are summed for each county and adjusted to county control figures. The county controls are prepared by using three separate estimating methods: Ratio Correlation (regression), Administrative Records method using Federal income tax returns, and a Composite Migration Method using driver license address changes. These county estimates are then controlled to a State total figure.

The state and county population estimates that are used as controls for January are interpolations of the July estimates, except data for births, deaths, and group quarters which are calculated as of January. The 1980 decennial census population, including all subsequent corrections, is the benchmark for all of the estimates. The county populations are estimated by adding the respective average population change, as measured by the methods available, to the previous year's figure. These are adjusted to a State control. A brief description of the Housing Unit and the three county methods follows:

City Estimates

Housing Unit Method. This method is used to estimate total housing units, occupied housing units, average household size, and persons not in housing units--the "group quarters" population. Data from the latest census are used to establish benchmarks for each of these elements. Housing units are estimated by adding new construction minus demolitions to the census benchmark of housing units. Occupied housing units are estimated by adding the change in residential electric customers to the benchmark data. Independently calculated housing units and occupied housing units are then compared to obtain a vacancy rate and to evaluate their reliability.

A critical element in the estimation of population by the Housing Unit Method is the average household size. This variable is calculated directly from census data and is then adjusted for subsequent changes. Changes are evaluated on the basis of the following indicators: Current Population Survey, county level trends, intercensal trends, special census findings in cities with similar characteristics, housing types constructed, and shifts in the number of school enrolled children per household.

Population in group quarters is the final information necessary to the Housing Unit Method. Typically, this comes from an actual count from the records of each group quarters facility.

After the housing unit estimates are completed they are adjusted to the county controls. The controlling process is necessary because county estimates are more accurate than city estimates. This accuracy is attained through the use of certain estimating procedures requiring data which are unavailable on a sub-county basis.

County Estimates

The county population estimates were developed by adding the average change in the results of the following independent methods to the April 1980 census population.

The Driver License Address Change Composite Migration Estimating Method (DLAC) is a method in which migration of the population under 18 years old is estimated using change in school enrollment, and migration of the population 18 to 64 years old is estimated using address changes on the California driver's license file. The number of migrants is estimated from the address changes by using the 1980 census relationship of population to driver licenses for the ages 18 to 64 years. The resulting estimates of migration are added to the survived cohort of the household population under 65 years old. Also added to this number are estimates of immigration from abroad including undocumented aliens, group quarters, and an estimate of the population 65 and over based on Medicare statistics.

The Ratio-Correlation Method relies upon a multiple correlation equation and changes in the distribution of four different series of data to estimate the observed relationship of changes in the data series to changes in the county population distribution within the State for the 1970-80 decade. The equation used to prepare the estimates for the 1980's is the following:

$$Y = .0507 + .0492(A) + .3711(B) + .4851(C) + .0515(D)$$
 where Y is the population variable and A, B, C, and D represent changes in the distribution of births, school enrollment, auto registration, and voter registration. Group quarters populations are added to the calculated household populations.

The Administrative Records Method is a component method that uses administrative records (in this instance individual Federal income tax returns) in order to measure intercounty migration, and reported vital statistics in order to estimate natural increase. The tax returns are matched for the successive periods to determine the number of persons whose county of residence changed during the estimating period. A net migration rate based on the number of taxpayers under age 65 changing residence is derived; this rate is then applied to the under age 65 population. These estimates are then combined with the over 65 population and immigration from abroad including undocumented aliens.

Accuracy

The estimates and changes shown here are subject to estimating error. Variations from actual population trends are inherent in estimating procedures because the correlation between the data series and population change is not perfect. The data series used are all affected by factors other than population change. The methods used to develop the estimates have been tested and modified through comparison with the results of census. The mean absolute difference of the average of the county estimates produced for April 1, 1980 compared to the 1980 census count was 2.9 percent. For cities the difference was 5.0 percent.

NOTE: Table totals may not equal sum due to independent rounding. These estimates are provisional and subject to change.

For more detailed information concerning estimating procedures contact the Demographic Research Unit.

VENTURA COUNTY POPULATION AND HOUSING ESTIMATES
JANUARY 1, 1990

CA. DEPARTMENT OF FINANCE
DEMOGRAPHIC RESEARCH UNIT
PRINTED 05/01/90

CONTROLLED	POPULATION			HOUSING UNITS							PERSON PER HOUSE-HOLD	
CITY	TOTAL	HOUSE-HOLD	GROUP QUARTER	TOTAL	- SINGLE FAMILY - DETACHED	- SINGLE FAMILY - ATTACHED	- MULTI-FAMILY - 2 TO 4	- MULTI-FAMILY - 5 PLUS	MOBILE HOMES	OCCUPIED	% VACANT	
CAMARILLO	50043	49144	899	18649	10749	3992	700	2448	760	18192	2.45	2.701
FILLMORE	11431	11210	221	3522	2424	146	237	483	232	3456	1.87	3.244
MOORPARK	26059	26055	4	7797	5642	834	236	896	189	7663	1.72	3.400
OJAI	7988	7669	319	3037	2195	133	193	515	1	2947	2.96	2.602
OXNARD	129908	128356	1552	40790	21470	2665	3868	10438	2349	39117	4.10	3.281
PORT HUENEME	21242	19480	1762	7641	2298	2117	1005	2142	79	6879	9.97	2.832
SAN BUENAVENTURA	92254	91167	1087	37485	20387	2254	4137	8475	2232	36305	3.15	2.511
SANTA PAULA	24016	23777	239	8066	4417	698	1042	1170	739	7748	3.94	3.069
SIMI VALLEY	101523	101392	131	32462	24331	2119	1109	4183	720	30603	5.73	3.313
THOUSAND OAKS	106381	104793	1588	37193	24775	4333	1577	5676	832	35947	3.35	2.915

TOTAL INCORPORATED	570845	563043	7802	196642	118688	19291	14104	36426	8133	188857	3.96	2.981

UNINCORPORATED	97708	94032	3676	30542	24201	923	1149	2594	1675	29733	2.65	3.163

COUNTY TOTAL	668553	657075	11478	227184	142889	20214	15253	39020	9808	218590	3.78	3.006

RANKING OF CITIES BASED ON NUMERICAL POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	NUMERICAL CHANGE
----	----	-----	-----	-----	-----
1	PERRIS	RIVERSIDE	6,827	18,884	12,057
2	HERCULES	CONTRA COSTA	5,963	16,892	10,929
3	SUISUN CITY	SOLANO	11,087	21,431	10,344
4	LAKE ELSINORE	RIVERSIDE	5,982	15,971	9,989
5	ROCKLIN	PLACER	7,344	16,660	9,316
6	PALM DESERT	RIVERSIDE	11,801	20,659	8,858
7	AGOURA HILLS*	LOS ANGELES	11,399	19,856	8,457
8	EL PASO DE ROBLES	SAN LUIS OBISPO	9,163	17,474	8,311
9	SAN JACINTO	RIVERSIDE	7,098	15,310	8,212
10	LA QUINTA*	RIVERSIDE	4,027	11,827	7,800
11	ATASCADERO	SAN LUIS OBISPO	16,232	23,517	7,285
12	HOLLISTER	SAN BENITO	11,488	18,702	7,214
13	BANNING	RIVERSIDE	14,020	20,973	6,953
14	CORCORAN	KINGS	6,454	13,380	6,926
15	LAGUNA BEACH	ORANGE	17,858	24,599	6,741
16	COACHELLA	RIVERSIDE	9,129	14,969	5,840
17	CALEXICO	IMPERIAL	14,412	20,205	5,793
18	DELANO	KERN	16,491	21,848	5,357
19	DESERT HOT SPRINGS	RIVERSIDE	5,941	11,221	5,280
20	BRAWLEY	IMPERIAL	14,946	20,211	5,265
21	LEMOORE	KINGS	8,832	14,082	5,250
22	LOMA LINDA	SAN BERNARDINO	10,694	15,557	4,863
23	ATWATER	MERCED	17,530	22,385	4,855
24	DUARTE	LOS ANGELES	16,766	21,528	4,762
25	BARSTOW	SAN BERNARDINO	17,690	22,331	4,641
26	REEDLEY	FRESNO	11,071	15,397	4,326
27	LOS BANOS	MERCED	10,341	14,291	3,950
28	SELMA	FRESNO	10,942	14,864	3,922
29	ARROYO GRANDE	SAN LUIS OBISPO	11,290	15,113	3,823
30	TWENTYNINE PALMS*	SAN BERNARDINO	8,802	12,343	3,541
31	SANGER	FRESNO	12,542	16,026	3,484
32	PORT HUENEME	VENTURA	17,803	21,242	3,439
33	DIXON	SOLANO	7,541	10,979	3,438
34	SANTA PAULA	VENTURA	20,658	24,016	3,358
35	MAYWOOD	LOS ANGELES	21,810	24,801	2,991
36	RED BLUFF	TEHAMA	9,490	12,434	2,944
37	SAN FERNANDO	LOS ANGELES	17,731	20,664	2,933
38	GRAND TERRACE	SAN BERNARDINO	8,498	11,418	2,920

* UNINCORPORATED IN 4-1-80, CENSUS BUREAU BENCHMARK USED.

RANKING OF CITIES BASED ON NUMERICAL POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	NUMERICAL CHANGE
----	----	-----	-----	-----	-----
39	GROVER CITY	SAN LUIS OBISPO	8,827	11,734	2,907
40	OAKDALE	STANISLAUS	8,474	11,362	2,888
41	CLEARLAKE*	LAKE	8,343	11,220	2,877
42	ARCATA	HUMBOLDT	12,849	15,613	2,764
43	PINOLE	CONTRA COSTA	14,253	16,949	2,696
44	LEMON GROVE	SAN DIEGO	20,780	23,379	2,599
45	SOLANA BEACH*	SAN DIEGO	12,250	14,761	2,511
46	DINUBA	TULARE	9,907	12,382	2,475
47	LAFAYETTE	CONTRA COSTA	20,837	23,305	2,468
48	MARYSVILLE	YUBA	9,898	12,232	2,334
49	EL SEGUNDO	LOS ANGELES	13,752	16,003	2,251
50	UKIAH	MENDOCINO	12,035	14,220	2,185
51	SOUTH EL MONTE	LOS ANGELES	16,623	18,789	2,166
52	LOMITA	LOS ANGELES	18,807	20,948	2,141
53	CUDAHY	LOS ANGELES	18,275	20,412	2,137
54	WASCO	KERN	9,613	11,652	2,039
55	SOUTH PASADENA	LOS ANGELES	22,681	24,689	2,008
56	SOUTH LAKE TAHOE	EL DORADO	20,681	22,659	1,978
57	OROVILLE	BUTTE	8,683	10,656	1,973
58	HAWAIIAN GARDENS	LOS ANGELES	10,548	12,492	1,944
59	SANTA FE SPRINGS	LOS ANGELES	14,520	16,416	1,896
60	SAN PABLO	CONTRA COSTA	19,750	21,612	1,862
61	FILLMORE	VENTURA	9,602	11,431	1,829
62	CARPINTERIA	SANTA BARBARA	10,835	12,606	1,771
63	HERMOSA BEACH	LOS ANGELES	18,070	19,673	1,603
64	ALBANY	ALAMEDA	15,130	16,556	1,426
65	MORAGA	CONTRA COSTA	15,014	16,373	1,359
66	CAPITOLA	SANTA CRUZ	9,093	10,450	1,355
67	COMMERCE	LOS ANGELES	10,509	11,863	1,354
68	MORRO BAY	SAN LUIS OBISPO	9,064	10,377	1,313
69	MILLBRAE	SAN MATEO	20,058	21,136	1,078
70	HILLSBOROUGH	SAN MATEO	10,372	11,315	943
71	PACIFIC GROVE	MONTEREY	15,755	16,685	930
72	EAST PALO ALTO*	SAN MATEO	18,106	18,928	822
73	LA PALMA	ORANGE	15,399	16,120	721
74	ARTESIA	LOS ANGELES	14,301	14,999	698
75	ORINDA*	CONTRA COSTA	17,070	17,751	681
76	LOS ALAMITOS	ORANGE	11,529	12,206	677
77	EL CERRITO	CONTRA COSTA	22,731	23,374	643
78	LACANADA FLINTRIDGE	LOS ANGELES	20,153	20,769	616

* UNINCORPORATED IN 4-1-80, CENSUS BUREAU BENCHMARK USED.

RANKING OF CITIES BASED ON NUMERICAL POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	NUMERICAL CHANGE
----	----	-----	-----	-----	-----
79	PALOS VERDES ESTATES	LOS ANGELES	14,376	14,992	616
80	MILL VALLEY	MARIN	12,967	13,426	459
81	SIERRA MADRE	LOS ANGELES	10,837	11,273	436
82	SAN MARINO	LOS ANGELES	13,307	13,670	363
83	LARKSPUR	MARIN	11,064	11,411	347
84	SAN ANSELMO	MARIN	12,067	12,117	50
85	PIEDMONT	ALAMEDA	10,498	10,435	-63

RANKING OF CITIES BASED ON PERCENTAGE POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	PERCENTAGE CHANGE
----	----	-----	-----	-----	-----
1	LA QUINTA*	RIVERSIDE	4,027	11,827	193.69
2	HERCULES	CONTRA COSTA	5,963	16,892	183.28
3	PERRIS	RIVERSIDE	6,827	18,884	176.61
4	LAKE ELSINORE	RIVERSIDE	5,982	15,971	166.98
5	ROCKLIN	PLACER	7,344	16,660	126.85
6	SAN JACINTO	RIVERSIDE	7,098	15,310	115.69
7	CORCORAN	KINGS	6,454	13,380	107.31
8	SUISUN CITY	SOLANO	11,087	21,431	93.30
9	EL PASO DE ROBLES	SAN LUIS OBISPO	9,163	17,474	90.70
10	DESERT HOT SPRINGS	RIVERSIDE	5,941	11,221	88.87
11	PALM DESERT	RIVERSIDE	11,801	20,659	75.06
12	AGOURA HILLS*	LOS ANGELES	11,399	19,856	74.19
13	COACHELLA	RIVERSIDE	9,129	14,969	63.97
14	HOLLISTER	SAN BENITO	11,488	18,702	62.80
15	LEMOORE	KINGS	8,832	14,082	59.44
16	BANNING	RIVERSIDE	14,020	20,973	49.59
17	DIXON	SOLANO	7,541	10,979	45.59
18	LOMA LINDA	SAN BERNARDINO	10,694	15,557	45.47
19	ATASCADERO	SAN LUIS OBISPO	16,232	23,517	44.88
20	TWENTYNINE PALMS*	SAN BERNARDINO	8,802	12,343	40.23
21	CALEXICO	IMPERIAL	14,412	20,205	40.20
22	REEDLEY	FRESNO	11,071	15,397	39.08
23	LOS BANOS	MERCED	10,341	14,291	38.20
24	LAGUNA BEACH	ORANGE	17,858	24,599	37.75
25	SELMA	FRESNO	10,942	14,864	35.84
26	BRAWLEY	IMPERIAL	14,946	20,211	35.23
27	CLEARLAKE*	LAKE	8,343	11,220	34.48
28	GRAND TERRACE	SAN BERNARDINO	8,498	11,418	34.36
29	OAKDALE	STANISLAUS	8,474	11,362	34.08
30	ARROYO GRANDE	SAN LUIS OBISPO	11,290	15,113	33.86
31	GROVER CITY	SAN LUIS OBISPO	8,827	11,734	32.93
32	DELANO	KERN	16,491	21,848	32.48
33	RED BLUFF	TEHAMA	9,490	12,434	31.02
34	DUARTE	LOS ANGELES	16,766	21,528	28.40
35	SANGER	FRESNO	12,542	16,026	27.78
36	ATWATER	MERCED	17,530	22,385	27.70
37	BARSTOW	SAN BERNARDINO	17,690	22,331	26.24
38	DINUBA	TULARE	9,907	12,382	24.98

* UNINCORPORATED IN 4-1-80, CENSUS BUREAU BENCHMARK USED.

RANKING OF CITIES BASED ON PERCENTAGE POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	PERCENTAGE CHANGE
----	-----	-----	-----	-----	-----
39	MARYSVILLE	YUBA	9,898	12,232	23.58
40	OROVILLE	BUTTE	8,683	10,656	22.72
41	ARCATA	HUMBOLDT	12,849	15,613	21.51
42	WASCO	KERN	9,613	11,652	21.21
43	SOLANA BEACH*	SAN DIEGO	12,250	14,761	20.50
44	PORT HUENEME	VENTURA	17,803	21,242	19.32
45	FILLMORE	VENTURA	9,602	11,431	19.05
46	PINOLE	CONTRA COSTA	14,253	16,949	18.92
47	HAWAIIAN GARDENS	LOS ANGELES	10,548	12,492	18.43
48	UKIAH	MENDOCINO	12,035	14,220	18.16
49	SAN FERNANDO	LOS ANGELES	17,731	20,664	16.54
50	EL SEGUNDO	LOS ANGELES	13,752	16,003	16.37
51	CARPINTERIA	SANTA BARBARA	10,835	12,606	16.35
52	SANTA PAULA	VENTURA	20,658	24,016	16.26
53	CAPITOLA	SANTA CRUZ	9,095	10,450	14.90
54	MORRO BAY	SAN LUIS OBISPO	9,064	10,377	14.49
55	MAYWOOD	LOS ANGELES	21,810	24,801	13.71
56	SANTA FE SPRINGS	LOS ANGELES	14,520	16,416	13.06
57	SOUTH EL MONTE	LOS ANGELES	16,623	18,789	13.03
58	COMMERCE	LOS ANGELES	10,509	11,863	12.88
59	LEMON GROVE	SAN DIEGO	20,780	23,379	12.51
60	LAFAYETTE	CONTRA COSTA	20,837	23,305	11.84
61	CUDAHY	LOS ANGELES	18,275	20,412	11.69
62	LOMITA	LOS ANGELES	18,807	20,948	11.38
63	SOUTH LAKE TAHOE	EL DORADO	20,681	22,659	9.56
64	SAN PABLO	CONTRA COSTA	19,750	21,612	9.43
65	ALBANY	ALAMEDA	15,130	16,556	9.42
66	HILLSBOROUGH	SAN MATEO	10,372	11,315	9.09
67	MORAGA	CONTRA COSTA	15,014	16,373	9.05
68	HERMOSA BEACH	LOS ANGELES	18,070	19,673	8.87
69	SOUTH PASADENA	LOS ANGELES	22,681	24,689	8.85
70	PACIFIC GROVE	MONTEREY	15,755	16,685	5.90
71	LOS ALAMITOS	ORANGE	11,529	12,206	5.87
72	MILLBRAE	SAN MATEO	20,058	21,136	5.37
73	ARTESIA	LOS ANGELES	14,301	14,999	4.88
74	LA PALMA	ORANGE	15,399	16,120	4.68
75	EAST PALO ALTO*	SAN MATEO	18,106	18,928	4.54
76	PALOS VERDES ESTATES	LOS ANGELES	14,376	14,992	4.28
77	SIERRA MADRE	LOS ANGELES	10,837	11,273	4.02
78	ORINDA*	CONTRA COSTA	17,070	17,751	3.99

* UNINCORPORATED IN 4-1-80, CENSUS BUREAU BENCHMARK USED.

RANKING OF CITIES BASED ON PERCENTAGE POPULATION CHANGE

TIME PERIOD: 4-1-80 TO 1-1-90

GEOGRAPHICAL AREA: CALIFORNIA

UNIVERSE: CITIES IN THE 10000 TO 24999 POPULATION RANGE

LIST	CITY	COUNTY	4-1-80 POPULATION	1-1-90 POPULATION	PERCENTAGE CHANGE
----	----	-----	-----	-----	-----
79	MILL VALLEY	MARIN	12,967	13,426	3.54
80	LARKSPUR	MARIN	11,064	11,411	3.14
81	LACANADA FLINTRIDGE	LOS ANGELES	20,153	20,769	3.06
82	EL CERRITO	CONTRA COSTA	22,731	23,374	2.83
83	SAN MARINO	LOS ANGELES	13,307	13,670	2.73
84	SAN ANSELMO	MARIN	12,067	12,117	0.41
85	PIEDMONT	ALAMEDA	10,498	10,435	-0.60

* UNINCORPORATED IN 4-1-80, CENSUS BUREAU BENCHMARK USED.

TECHNICAL APPENDIX C
PLANNING DEPARTMENT FEE SCHEDULE

5.00 PLANNING DEPARTMENT FEES

The following fees shall be charged for the various applications and services required within the zoning regulations in Chapters 15, 16 and 17 of the Santa Paula Municipal Code:

5.01 ADMINISTRATIVE ACTIONS.

A. Administrative Clearance

1. Major200.00
2. Minor80.00

B. Airport Land Use Plan Project Consistency Review105.00

C. Animal Permit120.00

D. Commercial Business License Inspection Fee18.50

E. Design Review (1st Mtg - 1 hr. max.)

1. Industrial, Commercial & Multi-family .037/sf
structures 60.00 min.
6,510.00 max.

Extended or multiple meetings (1 hr. max.)90.00

2. Signs (1st mtg. and 1 continuance - per sign) . . .25.00
Extended or multiple meetingsdouble original fees
Temporary signs(See 5.01P.)

F. Fence Permit (Administrative Clearance)80.00

G. General Plan Maintenance Fee

1. New Residential, Commercial & Industrial
Buildings0.51/s.f.
2. New Residential, Commercial & Industrial
Additions over 500 square feet0.51/s.f.

H.	Home Occupation Clearance	37.00
I.	Landscape Plan Review/Inspection	65.00
	+ cost of consultant's review	
J.	Outdoor Sales (Council Approved Commercial)	130.00
K.	Plan Check Review	
	1. Modifications to existing single-family residential dwellings	20.00
	2. All other development	100.00
L.	Property Owner's List and Labels	105.00
M.	Second Unit Permit	320.00
N.	Special Investigations & Processing (Illegal uses and structural modifications) In addition to required permit fees. Fee equal to regular permit fees	115.00 min.
O.	Surface Mining Reclamation Plan/Inspection Application fee	2,120.00/property
	Idle Mine Report Review	300.00
		+ deposit for consultant's fees
P.	Temporary Approvals	
	1. Buildings	130.00
	2. Signs & Banners (Commercial).	19.50
Q.	Tree Permits	
	1. One Tree.	41.00
	2. 2 - 5 Trees (each).	26.00
	3. 6 or more trees (each).	21.00
R.	Zoning Clearance, Analysis & Documentation	65.00
		+4.00/lot or unit

5.02 DISCRETIONARY PERMITS.

A.	Amendment to Existing Permit/Approval. . 1/2 of current filing fee	120.00 min.
B.	Annexation	
	1. Major (Over 4 acres).	1,965.00
	2. Minor (4 acres or less)	1,000.00

3.	Revision to Sphere of Influence . . . . .	.1,770.00
	(+ actual cost incurred in preparation of fees, maps & legal descriptions required by LAFCO & State fees)	
C.	Conditional Use Permit	
1.	Major . . . . .	.1,310.00
2.	Minor	460.00
D.	Continuance (Applicant's Request)	85.00
E.	Density Bonus Project Applications	26.00
	/bonus unit	
F.	Development Agreement Review . . . . .	.205.00
	+cost for attorney	
G.	General Plan Amendment . . . . .	.1,770.00
H.	Growth Management Allocation (per unit) . . . . .	.325.00
	1,955.00 max.	
I.	Historic Properties	
1.	Landmark Designation. . . . .	.420.00
2.	Certificate of Appropriateness . . . . .	.120.00
J.	Miscellaneous Approval	
1.	Freestanding Signs. . . . .	.310.00
2.	Peddlers/Vendors & Catering Trucks . . . . .	.155.00
K.	Planned Development - New Construction . . . . .	.19/sf
	(based on footprint of enclosed area	120.00 min.
	including both levels and garage)	6,510.00 max.
1.	Minor amendments to large industrial, commercial or multi-family projects . . . . .	.555.00
2.	Major amendments 1/2 of current filing fee	
L.	Specific Plan	
1.	Initial Request . . . . .	.1,860.00
	+ cost for consultant	
2.	Amendments. . . . .	.935.00
	+ cost for consultant	
M.	Temporary Use Permits.	65.00
N.	Variance (Zoning)	
1.	Major . . . . .	.1,310.00
2.	Minor . . . . .	.460.00

O. Zone Change

1. Boundary1,480.00
2. Text Amendment1,770.00

5.03 ENVIRONMENTAL REVIEW.

- A. Appeal155.00
- B. Categorical Exemption95.00
- C. Initial Study -
1. Major500.00
 2. Minor250.00
 3. Negative Declaration65.00
 4. EIR Review.655.00 min.
or 20% of consultant's contract
 5. EIR Report - Subsequent Use250.00
 6. EIR Report Preparation/Modification-Consultant's
Contract Environmental work beyond the scope of
these fees will be contracted out at the expense
of applicant
Copy of Report.actual cost of reproducing

5.04 MISCELLANEOUS.

- A. Appeal of P.C. or Staff Decision 1/2 of current filing fee
120.00 min.
- B. Concept Review
1. By Staff.65.00
 2. By Planning Commission or Council120.00
- C. Special Approval (per Code).130.00
- D. Time Extensions (allocations, maps, CUP's, etc.) 1/2 of filing fee

5.05 SUBDIVISIONS/PARCEL MAPS.

- A. Amendment to Maps1/2 of filing fee
- B. CC&R's Review & other legal documents250.00
- C. Certificate of Compliance.250.00
- D. Condominium Conversion (per du).125.00
- E. Final Map Filing195.00
+ 26.00/lot

F.	Lot Line/Boundary Adjustment . . . . .	.395.00
G.	Parcel Map . . . . .	.975.00
		+ 8.00/lot
H.	Reversion to Acreage . . . . .	.975.00
		+ 8.00/lot
I.	Tentative Tract Map. . . . .	.1,310.00
		+ 8.00/lot
J.	Vesting Tentative Map. . . . .	.3,110.00
		+ 8.00/lot

TECHNICAL APPENDIX D
CITY OF SANTA PAULA
APARTMENT SURVEY RESULTS

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Santa Paula Village
2. Telephone Number: 525-1227
3. Address: 216-218 N. 8th St
4. Year Built: 1970
5. Number of Units: 56

	Bach.	(1)	(2)	3	4	Total
# Units		36	20			
Rent		530	640			
# Vacant		0	0			

7. Furnished: _____ Unfurnished: X _____
8. Tenant pays for the following utilities:
Gas: ___X___ Electricity: ___X___ Water: _____
9. Tenure Type:
Month to Month: ___X___ Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: ___ Children Allowed: ___X___ Mixed (adult/child sections): ___
Ages: - 30-40
11. Estimated number of senior households (60+): 20
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: (no name) Owner = Barney Butane
2. Telephone Number: 525-9416
3. Address: 327 & 331 S. Steckel Dr.
4. Year Built: 1965-1970?
5. Number of Units: 8

Bach.	1	(2)	3	4	Total
# Units		8			
Rent		600			
# Vacant		0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: Children Allowed: X Mixed (adult/child sections):
Ages: - Variety
11. Estimated number of senior households (60+): 1
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Del Development
2. Telephone Number: 525-7146
3. Address: 230 W. Harvard
4. Year Built: 1984
5. Number of Units: 24

	Bach.	(1)	(2)	3	4	Total
# Units		6	18			
Rent		550	650			
# Vacant		0	0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
 Gas: X Electricity: X Water: _____
9. Tenure Type:
 Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
 Adults Only: ____ Children Allowed: X Mixed (adult/child sections): ____
 Ages: - 20-45
11. Estimated number of senior households (60+): 9
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Del Development
2. Telephone Number: 525-7146
3. Address: 518 Acacia
4. Year Built: 1988
5. Number of Units: 10

	Bach.	(1)	2	(3)	4	Total
# Units		8		2		
Rent		750		775		
# Vacant		0		0		

7. Furnished: _____ Unfurnished: X _____
8. Tenant pays for the following utilities:
 Gas: X _____ Electricity: X _____ Water: _____
9. Tenure Type:
 Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
 Adults Only: ____ Children Allowed: X Mixed (adult/child sections): ____
 Ages: - 2 _____
11. Estimated number of senior households (60+): ? _____
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Del Development
2. Telephone Number: 525-7146
3. Address: 128 Santa Ana
4. Year Built: 1986
5. Number of Units: 10

Bach.	1	(2)	3	4	Total
# Units		10			
Rent		650			
# Vacant		0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - 20-45
11. Estimated number of senior households (60+): 0
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Del Development
2. Telephone Number: 525-7146
3. Address: 121-149 Del Court
4. Year Built: 1986
5. Number of Units: 7

	Bach.	1	(2)	3	4	Total
# Units			7			
Rent			800			
# Vacant			2			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - 25-50
11. Estimated number of senior households (60+): 1
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Del Development
2. Telephone Number: 525-7146
3. Address: 600 E. Santa Barbara
4. Year Built: 1985
5. Number of Units: 22

	Bach.	1	(2)	3	4	Total
# Units			16	6		
Rent			675	725		
# Vacant			2	0		

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
 Gas: X Electricity: X Water: _____
9. Tenure Type:
 Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
 Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
 Ages: - ?
11. Estimated number of senior households (60+): 0
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: (no name)
2. Telephone Number: 525-0201
3. Address: 700 N. Ojai Rd.
4. Year Built: 1945-1950?
5. Number of Units: 8

	Bach.	1	(2)	3	4	Total
# Units			2			
Rent			500-600			
# Vacant			0			

7. Furnished: _____ Unfurnished: X _____
8. Tenant pays for the following utilities:
Gas: X _____ Electricity: X _____ Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - ? _____
11. Estimated number of senior households (60+): 5
12. Comments _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Empire Management (no name)
2. Telephone Number: 985- 9908
3. Address: 328-332 Steckel Dr.
4. Year Built: ?
5. Number of Units: 8 Town home

	Bach.	1	(2)	3	4	Total
# Units			8			
Rent			625-650			
# Vacant			0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - ?
11. Estimated number of senior households (60+): 0
12. Comments _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Empire Management (no Name) _____
2. Telephone Number: 985-9908 _____
3. Address: 335-345 Steckel Dr. _____
4. Year Built: ? _____
5. Number of Units: 8 town homes _____

Bach.	1	(2)	3	4	Total
# Units		8			
Rent		625-650			
# Vacant		0			

7. Furnished: _____ Unfurnished: x _____
8. Tenant pays for the following utilities:
Gas: x Electricity: x Water: _____
9. Tenure Type:
Month to Month: x Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: x Mixed (adult/child sections): _____
Ages: - Variety _____
11. Estimated number of senior households (60+): 4 _____
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Empire Management (no name)
2. Telephone Number: 985-9908
3. Address: 312 316 Steckel Dr.
4. Year Built: _____
5. Number of Units: 8

	Bach.	1	(2)	(3)	4	Total
# Units			6	2		
Rent			600-650	750-800		
# Vacant			0	0		

7. Furnished: _____ Unfurnished: x
8. Tenant pays for the following utilities:
Gas: x Electricity: x Water: _____
9. Tenure Type:
Month to Month: x Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: x Mixed (adult/child sections): _____
Ages: - ?
11. Estimated number of senior households (60+): 0
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Cote Development
2. Telephone Number: 656-0930
3. Address: 217 E. Santa Paula
4. Year Built: _____
5. Number of Units: 2

	Bach.	1	(2)	3	4	Total
#Units			2			
Rent		1 @ 605				
		1 @ 700				
#Vacant			0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - 20-30
11. Estimated number of senior households (60+): 0
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Côte Development
2. Telephone Number: 656-0930
3. Address: 180 E. Pleasant
4. Year Built: _____
5. Number of Units: 7

	Bach.	1	(2)	3	4	Total
# Units			7			
		2 @ 625	2 @ 650	1 @ 850		
Rent		1 @ 635	1 @ 675			
# Vacant			0			

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: ____ Children Allowed: X Mixed (adult/child sections): ____
Ages: - 25-70
11. Estimated number of senior households (60+): 1
12. Comments: _____

Santa Paula
APARTMENT SURVEY FORM

1. Apartment Name: Côte Development
2. Telephone Number: 656-0930
3. Address: 211 E. Santa Paula
4. Year Built: ?
5. Number of Units: 3

	Bach.	1	(2)	3	4	Total
# Units			3			
		1 @	\$575.			
Rent		1 @	\$620			
		1 @	\$650			
# Vacant						0

7. Furnished: _____ Unfurnished: X
8. Tenant pays for the following utilities:
Gas: X Electricity: X Water: _____
9. Tenure Type:
Month to Month: X Year Lease: _____ Other: _____
10. Household Characteristics:
Adults Only: _____ Children Allowed: X Mixed (adult/child sections): _____
Ages: - 20-30
11. Estimated number of senior households (60+): 0
12. Comments: _____

TECHNICAL APPENDIX E
EXPENDITURE PLAN
LOW AND MODERATE INCOME
HOUSING FUND
(20% Set-Aside)

AVAILABLE RESOURCES

The agency, as of April 1993, has approximately 1.3 million dollars in the LMIH fund.

The Health and Safety Code, as previously stated, requires that low and moderate income housing units be increased, preserved and improved.

For the benefit of the staff, Ventura County 1990 Income Limits by Household Size is defined below:

<u>Income Group</u>	<u>Household Size</u>			
	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>
Very Low	\$15,800	\$18,100	\$20,350	\$22,600
Low	\$25,000	\$28,550	\$32,150	\$35,700
Moderate	\$37,950	\$43,400	\$48,800	\$54,240

It would appear that given the historical affordability levels of low and very low income residents, a home "ownership" program would be very difficult to initiate.

Families in the low and very low income ranges can best be served by subsidized rental programs, while moderate income households could perhaps benefit from ownership programs.

A. PROGRAMS

With the above specified income constraints in mind, it would appear that the Santa Paula Redevelopment Agency could best serve the City by sponsoring a number of programs to serve a varied clientele.

It would seem logical to assume that the greatest amount of "leverage" of Agency funds can be achieved by serving the moderate income group, as one can safely say that the lower the income level of the client, the greater amount the subsidy that will need to be provided by the Agency.

With the above in mind, the following potential programs are presented for your review and consideration.

Ownership Program

- 1.1. Mortgage Credit Certificate Program (MCC): The MCC is a "non cost" housing ownership program currently being used throughout the State.

Its authority comes from the Federal Government, and is easy to administer and is highly cost effective in that it delivers a direct subsidy to a homeowner.

While the enabling legislation for the program potentially expires this year, many officials in Washington feel it will be extended for at least another two years.

While the tax credit authority comes from the Feds, the issuance of MCC certificates comes under the jurisdiction of the State.

MCCs are allocated on a first-come, first-serve basis in California.

The chief advantage to the Agency would be that the cost of this program is a simple one percent (1%) deposit fee placed with the State Mortgage Allocation Committee. For example, if the Agency wished to subsidize 100 homes at \$80,000 ($100 \times \$80,000 = \$8,000,000$) the cost to the Agency would be a deposit of \$80,000, fully refundable upon origination of the certificates.

A Mortgage Credit Certificate (MCC) is a certificate awarded by the City authorizing the holder to take certain federal income tax credits. A qualified Applicant who is awarded an MCC may take an annual credit against federal income taxes of up to twenty percent (20%) of the annual interest paid on the Applicant's mortgage. The value of the MCC is taken into consideration by the mortgage lender in underwriting the loan and may be used to adjust the borrower's federal income tax withholding. The adjustment will result in an effective reduction in monthly housing costs, and therefore, an increased ability of the Applicant to afford a mortgage payment.

For example, a homeowner with a 10.75% fixed rate 30-year mortgage of \$130,000 would make approximately \$13,975 in interest payments during the first year of the mortgage. With a 20% MCC, up to \$2,795 (20% of \$13,975) of the payments would be allowed to be taken as a tax credit toward the applicant's federal income tax liability. This would effectively reduce the monthly mortgage payment, giving the Applicant greater ability to qualify and support a mortgage.

By increasing the purchasing power, the MCC has the economic effect of reducing the interest rate on the mortgage. As shown in the illustration below, the MCC effectively reduces the interest rate. It is important to realize, however, that the total effect is achieved only when the MCC holder has sufficient income tax liability to receive the entire benefit of the MCC tax credit.

EFFECTIVE INTEREST RATES WITH AND WITHOUT AN MCC

	Without MCC	With MCC
First Mortgage Amount	\$130,000	\$130,000
Mortgage Interest Rate	10.75%	10.75%
Term	30 years	30 years
Monthly Mortgage Payment (P & I)	\$1,214	\$1,214
Mortgage Credit Certificate Rate	N/A	20%
Monthly Credit Amount	N/A	\$235
"Effective" Monthly Mortgage Payment	\$1,214	\$981
"Effective" Interest Rate	10.75%	8.2%

Note: The effective interest rate is calculated by applying the reduced monthly payment to the original loan amount and term.

2. First Time Home Buyer Loan Program: This program is designed to provide prospective homeowners, who could be existing residents of the City of Santa Paula, to receive a matching down payment equal to the down payment of the borrower, not to exceed \$15,000. Applicants under this program must be fully qualified to make mortgage payments to the funding institution of their choice. Such payments, including principal, interest, taxes, association dues, repayment to the Agency and other requirements must meet the lending criteria of the lending institution. The Agency contribution would assume a second position to the holder of the first lien and the Agency would be reimbursed if the dwelling were sold or transferred during the first term (10) years of occupancy. No monthly payments would be due to Agency during the initial five (5) years of the loan. Payments would be due to the Agency in the sixth year but only on 50% of the Agency loan. The other 50% would be forgiven (a grant) if the dwelling remained occupied by the original owners for a minimum of five (5) years. The Agency position and the amount of the monthly repayment schedule must be within the accepted guidelines of the lending institution selected by the applicant. This program could be funded from the proceeds of a taxable note, as the potential exists that note proceeds could be treated as a loan.

3. Infill Housing Write-Down Program: The Agency can also use housing set-aside to: 1) purchase a selected number of lots from a developer or property owner for sale at a "below market" price to qualified low/moderate income homebuyers; 2) to purchase completed homes from a developer for sale at a "below market" price to qualified low/moderate income homebuyers.

4. Mello-Roos and/or 1913 Act Programs: The Agency could use its housing set-aside as a contribution to "write-down" the cost of assessments or special taxes for a selected number of housing units to be designated for low/moderate income homebuyers within a new subdivision.

For example, the Agency or City as an incentive to a developer could pay in cash either special assessments or taxes on specified properties, a proportionate share of the cost of the tract's infrastructure.

The developer, by using the tax exempt powers of the city, would be financing off-site improvements on a tax exempt basis.

5. Mortgage Loan Interest Write-Down Program: To implement this program, the Agency would use a portion of its LMI funds to subsidize conventional mortgage interest rates for qualified program participants for a given period of time.

For example, a conventional loan rate of nine percent (9%) could be subsidized for a given period of time, thus making it easier for a homebuyer to qualify.

6. Silent Second Trust Deed Program: This program is similar to the First Time Buyer Program except that the Agency provides one hundred percent (100%) of the required down payment and secures its position through a "silent" second trust deed. Depending upon the objectives of the Agency, payback of the second can be postponed until the unit is sold, or a portion could be "forgiven" based upon the number of years the unit is owner occupied.

7. Mobilehome Park Conversion Assistance Program: This program proposes to use housing set-aside funds to support the conversion of mobilehome parks to tenant ownership. Historically, mobilehome ownership has been a lower cost housing alternative to ownership or rental of conventional housing. Accordingly, mobilehome parks have been an attractive and affordable alternative for low and moderate income persons and elderly persons on fixed incomes. The every rising cost to operate mobilehome parks typically translates into increased rental rates for the residents on fixed incomes.

The agency can use its housing set-aside funds to: 1) purchase a select number of lots from a developer or property owner for sale at a "below market" price to qualified low/moderate income homebuyers; 2) to purchase existing mobilehomes and sites from an owner for sale at a "below market" price to qualified low/moderate income homebuyers.

As an alternative, the Agency could provide down payment assistance or loan and secure its position through a "silent" second trust deed. Depending upon the objectives of the Agency, payback of the second can be postponed until the unit is sold, or a portion could be "forgiven" based upon the number of years the unit is owner occupied.

B. REHABILITATION PROGRAMS

Upgrading and preserving the City's existing supply of low and moderate income housing units is a cost effective method to ensure a ready supply of units to lower income buyers, who cannot afford "new" units constructed at "today's" prices.

The following programs are designed to provide funding for residential property improvements.

1. Compensating Balance Program: The first proposed rehabilitation program is a traditional amortized loan program, the maximum loan amount being \$15,000 per unit, but in no case exceeding more than 25% of the appraised value of the property. This limitation is necessary to avoid recordation of covenants against the property which are required if substantial rehabilitation is involved. The term of loan repayment (monthly payments required) is 15 years. The loan is for persons whose income is between 81% and 120% of area median income. There is no penalty for accelerated repayment or prepayment in full before the 15-year term. Should the property owner sell, assign or transfer the property while any portion of the loan balance is outstanding, the loan becomes immediately due and payable.

This bank program would be implemented, in association with a lending institution, and is known as a "Compensating Balance" Program. This program is unique because it allows the Agency to leverage its residential set-aside housing funds to enable these loan funds to be borrowed at below market rates and still replenish the initial original outlay of capital by the Agency, but establishing a revolving pool of funds.

Initially under this program, the Agency would establish an interest bearing account or accounts, the amount to be determined by the Agency, at a qualified financial institution. Each time a loan is funded by the financial institution, at an interest rate determined by the Agency, according to a yet to be established "General Program Guidelines", a specified percentage of the total loan amount is taken out of the interest bearing account and placed in a non-interest bearing account. As the borrower repays the loan, the money is returned to the interest-bearing account and is to be used for underwriting new loans. The City/Agency bears no liability if a borrower defaults since it is the Bank which approves the loan and

assumes the risk of recapturing its loan investment. Costs associated with normal loan processing charges will be incurred by the borrower. They will be standard costs for such services and may be, at the borrowers option, included in the principal loan amount.

2. Deferred Payment Loan Program: A second loan program to be considered is a "Deferred Payment Loan Program". This program is designed so that a financially hindered single-family owner-occupied property owner may borrow money for needed home repairs. No repayment, however, is made until the real property is either sold, assigned, transferred or the financial situation of the borrower has improved. The term of this "DPL" is three (3) years. When the term is near expiration, the borrower must go through a reapplication process to determine if they are still eligible under the "General Program Guidelines". If in fact the borrower is no longer eligible for this program at the end of these three (3) year renewal terms, the borrower has the following options:
 - a) Pay off the loan balance in full;
 - b) Apply to a bank to borrow the necessary outstanding balance at the market rate for such a loan; and
 - c) Arrange to borrow the money from any lender or source they decide is best for them.

The principal point is that regardless of what arrangement is made by the borrower, the Agency is reimbursed for the money loaned. The three (3) year re-qualification period is suggested, however, the Agency Board may wish to extend the period. The longer the re-qualification period is, less administration costs will be incurred in operating the program.

The Deferred Payment loan is presently presented as a zero percent (0%) interest rate program in that it is designed to assist participants who do not have the financial means to make monthly payments. It applies to persons whose income is at eighty percent (80%) or below area median income. It has been taken into account that the Agency may expect costs, besides the principal of the money loaned to the very low income borrower, to be at least repaid. It also takes into account that these properties will likely appreciate in value for two basic reasons: first, the added value of the property by virtue of doing the repairs for which the money was borrowed and, second, that the supply of affordable housing in Santa Paula, in the foreseeable future, will be substantially less than the demand for such housing. Taking these factors into account, we have designed into the "DPL" program an administrative fee to partially recoup its out of pocket expenses, future value of the home itself, and the money loaned to the participant in the program. This fee as proposed is on a sliding scale and decreases with each renewal period so as not to become a significant burden to the borrower which would defeat the purpose of the program.

The sliding scale would charge the borrower an administrative fee which would be due and payable along with the principal at the end of each renewal period, according to the following schedule (it should be noted that if the borrower pays off the loan before the renewal term ends, the fee will be calculated on a pro-rated basis);

Three percent (3%) of the amount borrowed for the first term; two percent (2%) of the amount borrowed for the second term; and one percent (1%) for each subsequent term. An example is illustrated in the following table. (This table presents a 3-year renewal period):

<u>Loan Amount</u>	<u>Administrative Fees</u>	<u>Renewal Term</u>	<u>Number of Years</u>
\$15,000	(3%) \$416	1st	3 years
\$15,416	(2%) \$428	2nd	6 years
\$15,844	(1%) \$440	3rd	9 years
\$16,284	(1%) \$452	4th	12 years
\$16,736	(1%) \$465	5th	15 years

Assuming that the loan would be paid off at the end of the fifth loan term (15 years), the borrower must repay \$17,201 or \$2,201 added to the original amount (\$15,000) borrowed. However, this program is structured to assist only low income participants and unless a transfer of the property were to occur, the Agency, depending on the circumstances of the loan, could be an investment in the real property for a period longer than fifteen (15) years. Both the Compensating Balance and Deferred Plan Program would require recordation of the appropriate interests in the subject properties.

3. Substantial Rehabilitation Loan Programs: This program is suggested to cover those properties which have deteriorated to a point where the funding limit of the above described rehabilitation loan programs is inadequate to cover the cost of needed repairs and rehabilitation. Cost of repairs to properties under this program would exceed 25% of the appraised value of the property and would be considered substantial rehabilitation under the provisions of the California Community Redevelopment Law. Owner occupied units rehabilitated under this program would be required to be available at affordable housing costs to persons and families of very low, low or moderate income for a period of no less than thirty (30) years minimum or for as long as is feasible. These restrictions would have to be recorded, run with the land and the enforceable against the original owner and successors by the Agency.

Sales of owner occupied units in this program, occurring prior to the expiration of the restricted period, would result in the Agency sharing in sales proceeds in excess of an Agency adopted program. As an example, if the agency contribution toward rehabilitation was \$25,000 and the owner occupied the property for various length of time, Agency participation in sales proceeds would be as shown on the table below:

<u>Agency Participation</u>	<u>Length in Occupancy</u>	<u>Agency Participation in Sales Proceeds</u>
\$25,000	1 year to 5 years	\$25,000
	Between 5 & 6 years	20,000
	Between 6 & 7 years	20,000
	Between 7 & 8 years	15,000
	Between 8 & 9 years	10,000
	Between 9 & 10 years	5,000
	Over 10 years	0

The substantial rehabilitation loan program would be available for low and moderate income persons and would be administered as a deferred loan program, payable at the time of transfer of title or forgiven at the end of the restricted period.

4. Senior Rehabilitation Grant Program: Under this program, low and very low income seniors who are owner occupants of single family units would be eligible for qualified home repairs and rehabilitation efforts. This would be a grant program, with no repayment to the Agency. The program would have a maximum grant limit of \$2,500. Restrictions would be related to program participant's income, and would require a structural review of each real property to provide evaluation of total need and a subjective evaluation of additional referral service. This grant program is envisioned as a mechanism to allow seniors within the community to correct minor defects in their living environment and enhance the physical quality of their home environment. The use of a non-profit community organization or organizations may be helpful in implementing this program.

C. RENTAL ASSISTANCE PROGRAMS

While home ownership is truly one of the key stabilizing characteristics of a community, given the economic realities of the times, ownership may not be possible for low or very low income families.

With this in mind, the Agency might very well participate in various new rental construction programs for both seniors and families.

In the case of rental assistance, the Agency might own, lease or contribute the value of the land in exchange for a certain percentage of units to be rented to very low and low income seniors or families.

In addition, the Agency may want to issue multi-family mortgage revenue bonds, which would provide first trust deed monies at below market interest rates. In "exchange" for issuing the bonds, at least twenty percent (20%) of the units would have to be set aside of low and very low income individuals or families.

In certain instances, the Agency might wish to rehabilitate existing rental housing units.

Low cost loans can be made to multi-family unit owners if said owners will reserve a certain number of units for very low or low income families.

Variations of the rental housing program can be developed should the Agency so desire.

TECHNICAL APPENDIX F
DENSITY BONUS ORDINANCE

ORDINANCE NO. 962

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SANTA PAULA
REGULATING THE GRANTING OF A DENSITY BONUS
AND OTHER DEVELOPMENT INCENTIVES FOR
QUALIFIED RESIDENTIAL PROJECTS

The City Council of the City of Santa Paula does ordain as follows:

TITLE 17 Chapter 9 is hereby added to the Santa Paula Municipal Code to read as follows:

Chapter 9

DENSITY BONUS

Sec. 010 PURPOSE - The purpose of this chapter is to set forth the standards and regulations under which density bonuses and other incentives must be offered by the City to developers of qualified housing development projects as required pursuant to State Government Code Section 65915 et seq. Density bonuses and other development incentives will be granted in order to encourage the construction of housing affordable to households earning low and very low- incomes, for senior citizens and other qualifying residents as defined in State Civil Code Sections 51.2 and 51.3. Neither Government Code 65915 et seq. nor this chapter require the provision of direct financial incentives, including the provision of publicly owned land, or the waiver of fees or dedication requirements, to promote housing development. All projects qualifying for a density bonus will still be subject to the City's Growth Management Allocation procedures and requirements.

Sec. 020 DEFINITIONS - For the purposes of this chapter, certain words and phrases used herein shall be defined as follows:

- (a) "Affordable Housing Costs" shall mean the housing cost (including principal, interest, taxes, and homeowner association assessments, if applicable) of those ownership units targeted for very low- or low-income households which cost shall not exceed 30 percent times 70 percent of the County Median Household Income adjusted for family size appropriate for the unit for low-income households and 30 percent times 50 percent of the County Median Household Income adjusted for family size appropriate for the unit for very low-income households, as specified in California Health and Safety Code Section 50052.5.
- (b) "Affordable Rents" shall mean the rent for those units targeted for low-income households, which shall not exceed 30 percent times 60 percent of County Median Household Income, adjusted for family size appropriate for the unit, and the rent for those units targeted for very low-income households, which shall not exceed 30 percent times 50 percent of County Median Household Income,

adjusted for family size appropriate for the unit, as specified in California Health and Safety Code Section 50053.

- (c) "Affordable Sale Price" shall mean the price that can be financed by a fixed rate mortgage where the monthly payment meets the definition of Affordable Housing Costs in this ordinance. The monthly payment shall include the principal plus interest plus taxes plus homeowner's association fees (if applicable).
- (d) "Affordable units" means those dwelling units which will be guaranteed by the developer to be rented or sold for a period of time, agreed to by the City and developer, to low- or very low-income households. However, if a rental unit was an affordable unit at the last annual review by the Housing Authority, but the household no longer qualifies as either a low- or very low-income household, whichever is applicable to the particular household, the unit will be treated as a market rate unit. In order to maintain the required number and mix of affordable units in the project, the next available unit of comparable size must then be rented to a low- or very low-income household, as is applicable, and will then be considered an affordable unit as a replacement for the original unit. If such rental does not return the total number of affordable units to the minimum amount required under the density bonus approval, then the next available unit of comparable size must be rented to a low- or very low-income household, and so forth.
- (e) "County Median Household Income" means the annual income figure, adjusted for household size, as published by the U.S. Department of Housing and Urban Development (HUD) or the California Department of Housing and Community Development (HCD), or any successor agency, which represents the "middle" of the income range in the County of Ventura. The median income figure indicates that half of all households have incomes larger than that value, and half have less.
- (f) "County Median Monthly Income" means the County Median Household Income divided by 12.
- (g) "Density Bonus" shall mean at least a 25 percent increase in the otherwise allowable density for a property as determined by the zoning and the General Plan designation of the property, whichever is more restrictive. The density bonus shall be calculated by determining the largest number of units which may be built on the property, then multiplying the result by 1.25 and rounding up any fractions.
- (h) "Density Bonus Units" are those additional units which will be allowed to be built if the density bonus is granted.
- (i) "Incentive" or "Concession" means a reduction in development standards or a modification of zoning requirements which result in identifiable cost reductions

so long as such reductions are consistent with the General Plan, including, but not limited to, reductions in setback and lot size requirements, the ratio of vehicular parking spaces that would otherwise be required, an additional density bonus in excess of the 25 percent basic bonus, or approval of mixed use zoning if commercial, office or other land uses would be compatible with the housing project as well as the existing or planned development in the area where the proposed housing project will be located.

- (j) "Low-income Households" shall mean those families whose gross annual income does not exceed 80 percent of the County Median Household Income, as defined in Section 50079.5 of the State Health and Safety Code.
- (k) "Moderate-Income Households" shall mean those families whose gross annual income does not exceed 120 percent of the County Median Household Income, as defined in Section 50093 of the State Health and Safety Code.
- (l) "Qualifying Housing Development Project" or "Qualifying Project" shall mean those proposed housing developments which contain five (5) or more units, prior to the calculation of any density bonus, and for which:
 - (1) at least 10 percent of the units are reserved as affordable units for very low-income households; or
 - (2) at least 20 percent of the units are reserved as affordable units for low-income households; or
 - (3) 50 percent of the total dwelling units are reserved for senior citizens in a senior housing project, as defined by State law; orThe units which may be built as a result of the granting of the density bonus shall not be included in the calculation of the number of units which is equal to 10 or 20 percent of the total, whichever is applicable. The units which may be built as a result of the granting of the density bonus shall be included in the calculation of the number of units which is equal to 50 percent of the total.
- (m) "Senior" or "senior citizen" means a person 62 years of age or older or 55 years of age or older in a senior citizen housing development of at least 150 senior dwelling units, or a qualified permanent resident as defined in Sections 51.2 and 51.3 of the State Civil Code. All qualifying senior projects must have significant facilities and services for seniors as defined in 42 U.S.C. 3607(b)(2).
- (n) "Very Low-income Households" shall mean those persons or families whose gross annual income does not exceed 50 percent of the County Median Household Income, as defined in Section 50105 of the State Health and Safety Code.

Sec. 030 PROJECTS ENTITLED TO DENSITY BONUS, INCENTIVES AND CONCESSIONS

(a) When a developer proposes a qualified housing development project, and agrees to pay for the reasonable, necessary costs incurred by the City to administer this chapter, and has applied for a density bonus, the City shall either grant a density bonus and at least one concession or incentive, or shall provide other incentives of equivalent financial value

based upon the land cost per dwelling. However, the City may impose reasonable conditions on the granting of the density bonus as may be permitted under the laws of the State of California.

(b) The procedure for obtaining a density bonus, waiving or modifying development and zoning standards, and granting concessions or incentives, is through the simultaneous processing of a planned development permit and, if necessary, a planned development overlay zone change. The terms of the approval shall be listed in a recorded development agreement. Final approval will be by the City Council.

(c) This section does not require the grant of direct financial incentives.

(d) No density bonus, incentive or concession shall be granted by the City unless the developer demonstrates, to the satisfaction of the City, that the density bonus, incentive or concession shall contribute significantly to the economic feasibility of the housing units in the proposed housing development.

(e) In the absence of a written agreement between the developer and the City in accordance with this chapter, no density bonus, incentive or concession shall be granted.

(f) No incentive or concession in addition to the density bonus shall be granted to a housing development if:

- (1) the requested incentive or concession is found to be detrimental to the health, safety or welfare of the community; or
- (2) the requested incentive or concession will create or contribute to a development or an overall development pattern that is incompatible with other structures or infrastructure in the vicinity; or
- (3) a written finding supported by factual documentation is made by the City Council stating that the incentive or concession is not necessary in order to provide for the Affordable Housing Costs or Affordable Rents as defined in Section 020(a) and (b) of this chapter, in which case, the qualifying project shall be subject to the 10 year affordability requirement as set forth below in Section 080(a).

(g) The City may modify the requested incentive or concession or adopt an alternative incentive or concession for non-senior qualifying projects so long as the selected incentive or concession has the effect of increasing the affordability of very low- and low-income housing in the proposed housing development.

(h) If a developer agrees to provide sufficient units to qualify under two or more categories as defined in Sec. 020(1) above, or if a developer agrees to construct more units than required by Sec. 020(1) above, the developer shall be entitled to only one density bonus and at least one concession or incentive, although the City may grant more than one additional incentive or concession.

Sec. 040 DENSITY BONUS FOR CONDOMINIUM CONVERSIONS

(a) When an applicant for approval to convert apartments to a condominium project agrees to provide at least 33 percent of the units of the proposed condominium project to moderate-income households, or 15 percent of the units of the proposed condominium project to low-income households, and agrees to pay for the reasonable, necessary costs incurred by the City to administer this chapter, and has applied for a density bonus, the City shall grant a density bonus to allow additional units to be provided without expanding the existing footprint of the structure or structures proposed for conversion; provided, the City may impose reasonable conditions on the granting of the density bonus as may be permitted under the laws of the State of California.

(b) Nothing in this section shall be construed to require the City to approve a proposal to convert apartments to condominiums.

(c) An applicant shall not be eligible for a density bonus under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives were previously provided pursuant to this chapter.

Sec. 050 RESPONSE WITHIN 90 DAYS FOR PRELIMINARY PROPOSALS - The Planning Director or designee shall, within 90 days of receipt of a written preliminary proposal for development of a housing project pursuant to this chapter, notify the developer in writing of the procedures under which the City will process the proposal. Such a proposal may be submitted prior to the formal request for a general plan amendment, zoning amendment or subdivision map approval.

Sec. 060 PROJECTS SHALL NOT BE DISAPPROVED WITHOUT CERTAIN FINDINGS - The City shall not disapprove a housing development project affordable to low and moderate-income households or condition approval in a manner which renders the project infeasible for development for the use of low- and moderate-income households unless it finds, based upon substantial evidence, one of the following:

- (1) The City has adopted a housing element pursuant to Article 10.6 of the State Government Code and the development project is not needed for the City to meet its share of the regional housing need of low-income housing.
- (2) The development project as proposed would have a significant, unavoidable adverse impact upon the public health or safety, as provided in written standards, policies, or conditions, and there is no feasible method to satisfactorily mitigate the significant, unavoidable adverse impact without rendering the development unaffordable to low- and moderate-income households.
- (3) The denial of the project or imposition of conditions is required in order to comply with specific state or federal law, and there is no feasible method to comply without rendering the development unaffordable to low- and moderate-income households.

- (4) Approval of the development project would increase the concentration of low-income households in a neighborhood that already has a disproportionately high number of low-income households and there is no feasible method of approving the development at a different site, including those sites identified pursuant to paragraph (1) of subdivision (c) of Section 65583 of the State Government Code, without rendering the development unaffordable to low- and moderate-income households.
- (5) The development project is proposed on land zoned for agriculture or resource preservation which is surrounded on at least two sides by land being used for agricultural or resource preservation purposes, or which does not have adequate water or wastewater facilities to serve the project.
- (6) The development project is inconsistent with the City's general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete, and the City has adopted a housing element pursuant to Article 10.6 of the State Government Code.

Sec. 070 DENSITY BONUS TERMS

(a) The density bonus units shall not be counted when determining the minimum number of affordable or senior units which the developer agrees to provide in order to qualify for the density bonus.

(b) If a developer requests a density bonus of less than 25 percent for a qualifying project, the developer will nevertheless be required to provide for the minimum percentage of units reserved for low-, very low-income, or senior households, as defined in Section 020(1).

Sec. 080 MAINTENANCE OF AFFORDABILITY

(a) The developer shall agree in writing with the City to ensure continued affordability of all affordable units for the targeted household income group, and the availability of all senior units, for 10 years if the project receives a density bonus with no additional concession or incentive, or 30 years if the project is also awarded an additional concession or incentive, and to ensure that the established monthly payments/rents are not exceeded. The agreement shall be recorded with the County Recorder prior to recordation of the final subdivision or parcel map for for-sale units, or prior to issuance of any occupancy permit for rental units. A longer period of unit affordability will be imposed if so required by the terms of the construction or mortgage financing assistance program, mortgage insurance program or rental subsidy program.

(b) Affordable units built pursuant to this chapter shall be sold or rented exclusively to very low- or low-income households as specified in Section 020 and the conditions of the density bonus. Very low- and low-income units shall have rental rate limits prepared by the developer or designee and approved by the City on an annual basis, and shall be based on the County Median Household Income, targeted income group and size of the unit(s). The sale price for unsold for-sale units shall be similarly determined. For purposes of this chapter, it shall be assumed that the following number of persons will occupy the following

sized units: studio--1 person; 1 bedroom--2 persons; 2 bedroom--3 persons; 3 bedroom--4 persons; 4 bedroom--5 persons.

Sec. 090 RELATIONSHIP TO OTHER CITY PROCEDURES

(a) Nothing in this chapter shall be construed as a waiver of standard development review procedures, growth management procedures, discretionary permits which might normally be required or an exemption of the project from city development standards other than those explicitly listed in the approving resolution. Should a project fail to receive any required City approval, the density bonus and/or any incentive or concession granted under this chapter shall be null and void.

(b) The request for a density bonus must be approved prior to the consideration of the request for allocations under the growth management process, however, applications for both the density bonus and the allocations may be made concurrently.

(c) Applications of this chapter to qualified projects shall be ministerial acts for purposes of environmental review. Environmental documents need not be filed solely for recordation of agreements concerning the density bonus or any incentive or concession. Normal environmental review procedures shall apply to any discretionary or legislative actions or permits requested for the development project.

Sec. 100 ESTABLISHMENT OF FEES AND PROCEDURES - The City Council may, from time to time, by resolution, establish procedures to provide for the administration and implementation of this section, including the establishment of fees to provide for processing of applications.

Sec. 110 ENFORCEMENT/VIOLATION

(a) The purpose of this section is to establish a means of compliance with local and State law and continued compliance throughout the term of affordability.

(b) Violation -- Penalty - Any person who knowingly or intentionally misrepresents to any officer, employee or representative of the City, and/or City Housing Authority, any material fact, shall be guilty of a misdemeanor. Sales of affordable units to the Housing Authority are exempt.

(c) Enforcement Procedures

(1) Cost of Enforcement - In the event that the City enforces the provisions of this Chapter, the Planning Director shall keep an accounting of the costs of enforcement, including incidental expenses for the enforcement. The term "incidental expenses" includes, but is not limited to, the actual expenses and costs of the City (including those of the City of Santa Paula Housing Authority) in administering such enforcement. Upon the conclusion of the enforcement, an itemized statement of costs shall be prepared and a hearing set before the Planning Commission. The Planning Director shall cause notice of the time and place of the hearing to be given to the owners of the property to which the same relates and to any other interested person requesting the same, by United States Mail, postage prepaid,

addressed to the person at his last known address at least five (5) days in advance of the hearing.

(2) Report, Hearing and Proceedings - At the time and place fixed for receiving and considering the Planning Director's report of costs of enforcement, the Planning Commission shall hear and pass upon the report of the Planning Director, together with any objections or protests raised by any person liable to be assessed for the cost of enforcement. Thereupon, the Planning Commission shall make such revision, correction and/or modification to the report as may be deemed just, after which the report shall be confirmed by the Planning Commission. The hearing may be continued from time to time. The decision of the Planning Commission shall be subject to an appeal to the City Council in the time and manner set forth below.

(3) Appeals

(i) Any person aggrieved by any decision of an administrative officer or agency with respect to the Planning Director report of costs of enforcement may appeal to the City Council by filing a notice of appeal with the City Clerk.

(ii) The Council shall thereupon fix a time and place for hearing such appeal.

(iii) The City Clerk shall give notice to such person of the time and place of hearing by serving it personally or depositing it in the United States mail at Santa Paula, California, postage prepaid, addressed to such person at his last known address.

(4) Assessment of Costs Against Property - The confirmed report of costs of enforcement upon any lot or parcel of land shall constitute a special assessment against the respective lot or parcel of land to which it relates, and, after recording, as thus made and confirmed, the same shall constitute a lien on the property in the amount of the assessment. After the confirmation of the report, a copy thereof shall be transmitted to the tax collector for the City, whereupon it shall be the duty of the tax collector to add the amounts of the assessment, or assessments, to the next regular bills of taxes levied against the respective lots or parcels of land for municipal purposes, and thereafter the amounts shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure for foreclosure and sale in case of delinquency as provided for ordinary municipal taxes.

(d) Penalty Fees - In order to ensure that the provisions of this chapter will be adhered to, penalty fees may be imposed by resolution of the City Council for violation of the terms of this Chapter or the conditions of approval for the housing development. The Planning Director or designee shall periodically review the penalty fees to ensure that they are appropriate.

(1) Affordable Units

(i) For-Sale Units - If a unit is sold to a household which does not qualify as a very low- or low-income household, or is sold for a price above the maximum affordable sales price, the seller shall pay to the City a penalty fee equal to ten percent

(10%) of the sale price plus one hundred percent (100%) of the sale price in excess of the affordable sale price.

(ii) Rental Units - If a unit is rented to a household which does not qualify as a very low- or low-income household, or if a unit is rented at a higher monthly rent than that allowed, the owner shall pay to the City a penalty fee equal to ten percent (10%) of the actual monthly rent plus one hundred percent (100%) of the "excess" rent (the difference between the rent charged and that allowed for the unit) times the number of the months the violation occurred.

(2) Senior Units

(i) For-Sale Units - If the unit is sold to a household which does not qualify as a senior household, the seller of the unit shall pay to the City a penalty fee equal to ten percent (10%) of the sale price.

(ii) Rental Units - If a unit is rented to a household which does not qualify as a senior household, the owner of the unit shall pay to the City a penalty fee equal to ten percent (10%) of the monthly rent times the number of months the unit was occupied by the non-qualified household.

(e) Enforcement Alternatives - The provisions of this chapter shall be enforced as follows:

- (1) by imposing conditions of approval for the density bonus and any other entitlements granted for any qualifying project; or
- (2) through contractual agreements implementing such conditions of approval; or
- (3) through deed restrictions; or
- (4) any combination of the above.

(f) Nothing herein shall prevent the enforcement of this chapter or any conditions of approval, contractual agreements and deed restrictions implemented hereunder, by criminal, civil or administrative actions. All remedies shall be cumulative, and the use of one or more remedies by the City shall not bar the use of any other remedy for the purpose of enforcing the provisions of this chapter.

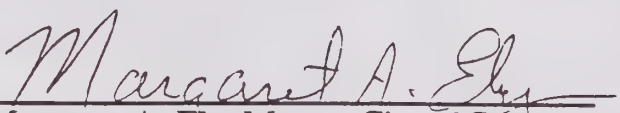
(g) The enforcement of this chapter by a criminal, civil or administrative action shall not relieve the property owner of his or her continuing obligations under this chapter.

Sec. 120 INDEMNITY AND HOLD HARMLESS - The developer of a qualifying project shall be required to defend, indemnify and hold the City, its officials, officers, and employees harmless from any and all claims of damages or injuries arising from developer's obtaining entitlements and permits, developer's construction, maintenance, operation, use or sale of the project, or any act or omission of developer, its officers, employees or agents, and from any and all expenses, liabilities, costs and reasonable attorney fees incurred on account of

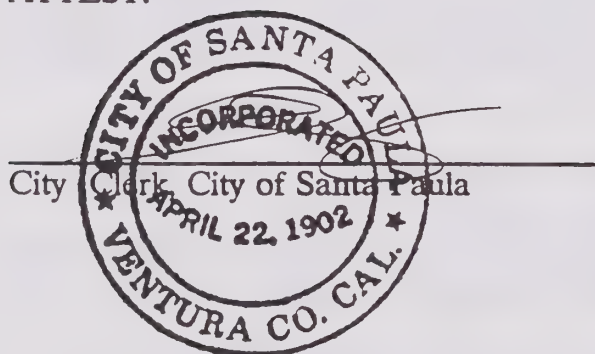
any claims, action, or proceeding brought against the City, its officials, officers, and employees in connection with the project.

Sec. 130 References to sections of State or Federal law also refers to any amendments of those sections or their successors.

PASSED AND ADOPTED this 1 day of MARCH, 1993.


Margaret A. Ely, Mayor, City of Santa Paula

ATTEST:



COPY

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SANTA PAULA ESTABLISHING FEES AND PROCEDURES FOR
THE IMPLEMENTATION OF THE CITY OF SANTA PAULA
DENSITY BONUS ORDINANCE

CDP NO. : 92-02/5
APPLICANT : CITY INITIATED

WHEREAS, on December 21, 1992, the Santa Paula City Council, upon recommendation of the Santa Paula Planning Commission, did hold a duly noticed public hearing to consider fees, standards and regulations under which density bonuses and other incentives may be offered by the City to developers of qualifying residential development projects, in order to encourage the construction of housing affordable to households earning lower-incomes or for senior citizens, pursuant to State Government Code Section 65915 et seq., and to establish implementation guidelines for such projects; and

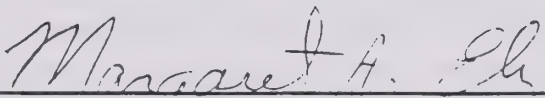
WHEREAS, at the conclusion of said hearing, after considering all the evidence and facts presented, the City Council adopted the Density Bonus Ordinance to encourage the construction of housing affordable to households earning lower-incomes or for senior citizens; and

WHEREAS, the City Council finds that establishing fees and procedures to implement the Ordinance will assist the City in its efforts to provide affordable housing by providing guidelines for granting or denying requests for a density bonus and other incentives; establishing submittal requirements of minimum information necessary to allow the City to consider the request; defining the other incentives which might be granted at the City's discretion in addition to a density bonus; and to pay for administrative costs associated with the process.

NOW, THEREFORE, the City Council of the City of Santa Paula hereby adopts the "Fees and Procedures for the Implementation of the City of Santa Paula Density Bonus Ordinance" attached hereto as Exhibit A and incorporated herein as if set forth in full.

PASSED AND ADOPTED on the 1 day of MARCH, 1993.




Margaret A. Ely, Mayor, City of Santa Paula

RESOLUTION NO. 3975

EXHIBIT A

FEES & PROCEDURES FOR THE IMPLEMENTATION OF THE CITY OF SANTA PAULA DENSITY BONUS ORDINANCE

All applications for a Density Bonus Permit pursuant to the Ordinance regulating the granting of a density bonus to qualified projects shall be processed under the following procedures.

1. APPLICATION

No density bonus or other development incentive for qualified residential projects shall be granted until applications for a Density Bonus Permit and a Planned Development Permit have been filed with the City on forms available from the City as provided in the Density Bonus Ordinance and these Procedures.

2. SUBMITTAL REQUIREMENTS

(A) Applications for qualified affordable and senior housing developments shall, at a minimum consist of--

- i) a site plan showing the locations of the dwellings;
- ii) the location of the affordable/senior units in the complex to ensure that the units are not concentrated in one location on the property;
- iii) dimensioned and scaled building elevations with building materials identified;
- iv) floor plans which show that the units will be of certain sizes;
- v) colors of the exterior materials specified and shown;
- vi) estimated developer costs with and without the density bonus;
- vii) a description of any incentive or concession which is requested in addition to the density bonus;
- viii) a completed Initial Study Part 1 which addresses the potential environmental impacts resulting from the project;
- ix) a development agreement which guarantees the number of units which will be affordable, the rents or sale prices and the term of affordability.

(B) The Planning Director or designee may direct, at the applicant's expense, that an independent analysis be conducted of the project's costs, revenues, and property value in order to determine the necessity for any requested density bonus, incentive or concession.

(C) The units which may be built as a result of the granting of the density bonus for an affordable housing project shall not be included in the calculation of the number of units which is equal to 10 or 20 percent of the total, whichever is applicable under Section 020(I) of the ordinance. The units which may be built as a result of the granting of the density bonus for a senior project shall be included in the calculation of the number of units which is equal to 50 percent of the total. For example, if a project is allowed to build 20 units and will provide 20 percent of the units for low-income households, a total of 25 units could be built and 4 units (20% of 20) would be reserved for

low-income households. If a project would be allowed to build 240 units and will provide 50 percent of the units to senior citizens, a total of 300 units could be built and half of those (150 units) would have to be reserved for qualifying residents. If a project would be allowed to build 120 units and will provide 100 percent of the units to senior citizens, a total of 150 units could be built.

(D) Affordable units developed in conjunction with market rate units shall be of similar design and similar quality. Exteriors and floor plans shall be similar; interior features such as floor coverings, appliances, etc., need not be similar.

(E) Affordable units shall be dispersed throughout the development rather than clustered in a single area.

3. OCCUPANT SCREENING

(A) The City Housing Authority shall screen prospective occupants so that dwellings developed pursuant to this chapter shall be occupied by low- or very low-income households or by senior citizens, as appropriate. Owners of projects shall enter into agreements with the Housing Authority for such screening services.

(B) Preference in occupant screening shall be given to those employed within or residing within the city or the immediately surrounding area, to the extent that this provision does not conflict with state or federally funded housing assistance programs which may apply to a particular project, or other applicable law. Advertising of the availability of the affordable units shall be concentrated on the city and the immediately surrounding area.

4. FEES FOR APPLICATIONS FOR A DENSITY BONUS

The fee for applying for a density bonus shall be established by the City Council and shall be in addition to all other fees. Fees for the review of the development agreement by the City Attorney shall be determined at the time the review is performed and shall also be paid at that time.

5. APPLICATION PROCESSING

Applications for a density bonus will be reviewed by staff for compliance with the Ordinance and all relevant laws. Once the application is deemed complete, the application will be scheduled for a public hearing before the Planning Commission for initial consideration of the request, in particular for consideration of the terms of the written agreement between the city and the applicant. The Planning Commission will have the authority to modify the request, attach appropriate conditions of approval, deny the request or to recommend approval to the City Council. Decisions of the Planning Commission may be appealed to the City Council. The City Council will have the ultimate authority to approve, deny, modify or condition the request. If the Council approves the request for the density bonus, the project will be subject to the Growth Management Allocation process.

RESOLUTION NO. 3975

EXHIBIT B

Examples of Density Bonus Projects

Allowable Max. Density	Proposed Qualifying Category	Additional Density Bonus Units	Units Reserved For the Qualifying Households	Total Units
20 units	10% for v. low-income	5 (25% of 20)	2 (10% of 20)	25
250 units	20% for low-income	63 (25% of 250, rounded up)	50 (20% of 250)	313
240 units	50% for seniors	60 (25% of 240)	150 (50% of 300)*	300
120 units	100% for seniors	30 (25% of 120)	150	150**

*The percentage of units which must be reserved for seniors must be computed on the total number of units to be built. The percentage of units which must be reserved for the other qualifying categories (very low- or low-income units) must be computed based on the number of units which are allowed before adding the density bonus.

**This would be the minimum size project which would qualify for a density bonus as a senior project and comply with State requirements regarding the minimum size of a senior-only project.

Santa Paula Redevelopment Agency

970 Ventura Street
Santa Paula, CA 93060

May 18, 1994

Ms. Joan Kus, Planning Director
City of Santa Paula
P. O. Box 569
Santa Paula, CA 93061

RE: Redevelopment Agency Housing Programs

Dear Ms. Kus:

This correspondence serves to provide you background information pertaining to the implementation of the Redevelopment Agency's Low and Moderate Housing Program.

As you aware, the Santa Paula Redevelopment Agency was established in late 1989 and is considered a relatively young agency. The Santa Paula Redevelopment Agency issued its first Tax Allocation Notes in 1992. The Agency has, from its inception in 1989, followed the letter of the law and has made said deposits into a special fund from either excess tax increment or the proceeds from the note issue. The Agency, thus far, has approximately 1.3 Million Dollars in the Low and Moderate Income (LMI) Fund.

In April, 1993, the Redevelopment Agency proceeded to develop various housing programs pertaining to the use of the Redevelopment Agency's Low and Moderate Housing Funds. In May, 1993, these housing programs were reviewed and approved by the Redevelopment Agency with the understanding that owner occupancy type projects would be given priority in terms of funding.

As outlined in the 1993 fiscal year report prepared for the State Department of Housing and Community Development (HCD), the Santa Paula Redevelopment Agency has proceeded to utilize a portion of the Low and Moderate Income Housing Funds as described below:

Santa Anna Street Pavement Rehab Project

The Redevelopment Agency has appropriated Eighty (80) Thousand Dollars for the re-pavement of a segment of Santa Anna Street generally located west of Palm Avenue. This residential street measures approximately 1,300 feet and serves

approximately fifty (50) low and moderate income citizens.

To date, the Agency has submitted a Request for Proposal (RFP) for the construction plan preparation which has been completed subject to the approval of the City Engineer.

We anticipate circulation of formal bids within the next thirty (30) days. The estimated date for construction is slated for August 1, 1994.

Santa Paula West Mobilehome Park Conversion

On September 7, 1993, the Santa Paula Redevelopment Agency appropriated \$150,000 to assist residents at the Santa Paula West Mobilehome Park to purchase their own homes. By approving this item, the Agency provided a down payment loan assistance program to facilitate the conversion of the Santa Paula West Mobilehome Park to owner occupancy units. Under this program, financial assistance has been offered through a three percent (3%) deferred loan secured by a third mortgage.

Administration of the deferred loan program would occur in accordance with the attached procedures prepared for the implementation of the mobilehome park conversion program.

The referenced funding has been offered to low and moderate income residents of Santa Paula West Mobilehome Park, as described below:

- | | | |
|----|---|-----------|
| 1. | Five percent (5%) downpayment for approximately forty-four (44) households | \$118,000 |
| 2. | Ten percent (10%) downpayment for households with credit histories which prohibit from purchasing | \$ 27,000 |
| 3. | Expenses incurred by the Agency in processing and servicing | \$ 5,000 |

The deferred low interest three percent (3%) loans, plus cost of servicing debt, is due and payable upon sale or transfer of each mobilehome or twenty-five (25) years after the date of funding.

Infill Housing Write-Down Program

The Redevelopment Agency is currently in the process of developing an infill housing write-down program for single family dwellings purchased by low and moderate income families. Under this program the Agency would:

1. Purchase a selected number of lots from a developer or owner for sale at or below market price to qualified low and moderate income

homebuyers; and

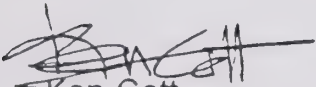
2. Purchase completed homes from a developer or owner for sale at a below market price to qualified low and moderate income homebuyers.

Tentative implementation date for this program is scheduled for September 1, 1994.

As reflected earlier in this correspondence, the Santa Paula Redevelopment Agency is relatively young, however, the Agency has made substantial progress to develop and implement various housing programs to meet the needs of low and moderate income persons.

Should you need additional information about our low and moderate housing programs, please do not hesitate to contact my office at 805-933-4245.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Cott", with a long horizontal stroke extending to the right.

Ken Cott
Economic Development Director

KC/kr
kus.doc

CITY OF SANTA PAULA

May 18, 1994

MEMORANDUM

To: Planning Director Joan Kus
From: Building & Safety Director Steve Stuart
Subject: MPROP FUNDS

The City of Santa Paula and Santa Paula West Mobilhome Park Subcommittee filed an application for \$1,000,000 in State MPROP Funds to assist the low income families in the purchase of the park. After about two years of delays and revisions, the Local Assistance Loan and Grant Committee considered our request for funds on April 21, 1994, and our request for funds was turned down. We may reapply if there is any indication that our project would be funded.

A handwritten signature in dark ink, appearing to read 'SRS', with a stylized flourish at the end.

STEPHEN R. STUART

SRS:ae

cc: Ken Cott

TECHNICAL APPENDIX G
HOUSING ELEMENT ANALYSIS FOR
PRESERVATION OF
AT-RISK ASSISTED UNITS

although redevelopment funds have been used for multifamily rental units, staff responsible for this program indicate there are no affected units because

☐ a) income-restrictions for occupancy were not required for existing units, or

☒ b) other reasons: Redevelopment is just beginning

4. FmHA Section 515 Rural Rental Housing Loans

- ☒ jurisdiction has not been located in a qualifying rural FmHA area
☐ according to information made available by HPD, there are no such eligible projects reported by FmHA within the community or unincorporated area
☐ FmHA staff checked the status of _____ (name) _____ development(s) and reported that it is not eligible for prepayment or not eligible for prepayment within the ten-year analysis period.

5. State and local multifamily revenue bond programs

☐ no bond-financed units eligible to terminate affordability controls within the next ten years were reported in the following publication: 1990 Annual Summary: The Use of Housing Revenue Bond Proceeds, California Debt Advisory Commission, and

☒ local housing authority staff indicate there are no such units within the community.

6. Local in-lieu fee programs or inclusionary programs

☒ jurisdiction has not had an in-lieu fee or inclusionary program

☐ staff responsible for these programs indicate no affected units

7. Developments which obtained a density bonus and direct government assistance pursuant to Government Code Section 65916.

 jurisdiction has no projects approved pursuant to this law

 X staff responsible for this program indicate no affected units

8. Additional comments related to any of the above:

lmwb:preserve.he

U.C. BERKELEY LIBRARIES



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